

ELLIOTS



Flat 4 Erich Court, Blairgowrie, PH10 6AE

Offers In The Region of £125,000

We are delighted to bring to the market this spacious 2 bedroom ground floor apartment in the popular town of Blairgowrie. The property is within a McCarthy & Stone retirement complex situated overlooking the River Ericht. Lift facilities are available and as this is a retirement complex, the minimum age for a single person is 60 years and for a couple 55 years, providing one partner is over 60. The complex offers a house manager and communal facilities including a residents lounge, laundry and guest accommodation. The building has secure access and is set within well kept gardens with outside siting areas and private parking. Blairgowrie itself benefits from a wide range of amenities and a regular bus service to both Perth and Dundee.

Hall

A bright hallway entered via the front door giving access to all accommodation. Neutral décor, carpet and radiator. 3 good sized cupboards providing ample storage.

Living Room

Spacious room with a large window and door to the rear providing an abundance of natural light into the room. Feature fire surround with electric fire. Neutral décor carpet and radiator. Door leads out to the residents garden and parking area to the rear of the property.

Kitchen

The kitchen has a window to the rear of the property providing light. A selection of matching wall and base units with coordinated worktop and tiling between, sink and drainer, Built in electric cooker, hob and extractor fan. Space for free standing under counter fridge and freezer. No guarantees will be given with any of the appliances. Neutral décor and lino flooring.

Bedroom 1

Double room with a rear facing window providing natural light. Large built in wardrobe with mirror doors providing storage. Neutral décor, carpet and radiator.

Bedroom 2

Double room with a rear facing window providing natural light. Neutral décor, carpet and radiator.

Bathroom

This room is fitted with a large walk in shower cubicle, WC and sink within a vanity unit providing storage. Neutral décor, lino flooring, extractor fan and heated towel rail.

These room sizes are all approximately correct and have been taken at the widest point in the rooms.

Living Room Approx 4.49m x 3.79m
Kitchen Approx 4.34m x 2.72m
Bathroom Approx 2.42m x 1.71m

Bedroom 1
Bedroom 2

Approx 4.64m x 2.74m
Approx 3.40m x 2.71m

Living Room



Kitchen



Bathroom



Bedroom 1



Bedroom 2



Entrance Hallway at Erich Court Retirement Complex



Residents' Rear Garden and Parking Area



Short walk to the River Ericht



Private Car Park to the rear



EPC Rating: C

Council Tax Band: D

**VIEWING: Contact Elliots, 8 Charlotte Street, Perth. PH1 5LL
Telephone: 01738 638246**

Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an Offer or Contract or part thereof and all dimensions are approximate only.

Free “No Obligation” Market Appraisal if you are thinking of selling we would be delighted to visit your property for a no obligation market appraisal, to give you an indication of what your property could sell for in today’s market.

Elliots - The Estate Agency Service of Elliot & Company WS, Solicitors, Perth