

34 Fishersview Court | Station Road Pitlochry | PH16 5AN

- 1 RECEPTION ROOMS
- 1 BEDROOM
- 1 BATHROOM
- 1 RETIREMENT COMPLEX
- 1 CLOSE TO AMENITIES
- 1 COMMUNAL LOUNGE & GARDEN

J&H Mitchell WS
SOLICITORS & ESTATE AGENTS
Since 1836

OFFERS OVER
£160,000

34 FISHERSVIEW COURT

A delightful one-bedroom second floor flat, in this popular McCarthy & Stone retirement residence, which can be conveniently accessed by lift or stairs.
A welcoming hallway provides access to all accommodation and incorporates a large walk-in storage cupboard.
The spacious living room features a dining area positioned beside the window, enjoying views over the railway station, while the adjoining kitchen is well-fitted with a range of units and integrated appliances**.**
The property further benefits from a generously proportioned double bedroom with built-in mirrored wardrobes and a well-appointed shower room.
The primary occupant must be over 60yrs and in the case of a couple, the secondary occupant must be over 55yrs.

Annual factoring fees are £2,796.94 per annum or £53.79 per week.

A beautifully designed flat, perfectly situated next to all transport links and amenities.





LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire. Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.



The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.



Residents' Lounge



Residents also benefit from access to a communal laundry room, a guest suite which can be booked to accommodate resident's visitors and a communal lounge where many social activities for residents take place.

Laundry Room



Allocated parking is available in the resident car park, at a cost of £100 per annum.

Two parking spaces are provided for guests visiting Fishersview Court.

Parking permits are available from Perth & Kinross Council for the nearby Rie-Achan car park.

Private Car Park



Current annual factoring fees are £2,796.94 per annum or £53.79 per week.







DIRECTIONS

From our office in Pitlochry head along Atholl Road and turn left onto Station Road. Turn left into the car park where you will find two guest parking spaces on your left. Continue on foot following the road round towards the station, go through the gate on your left and follow the path to the entrance of Fishersview Court.

FIXTURES & FITTINGS

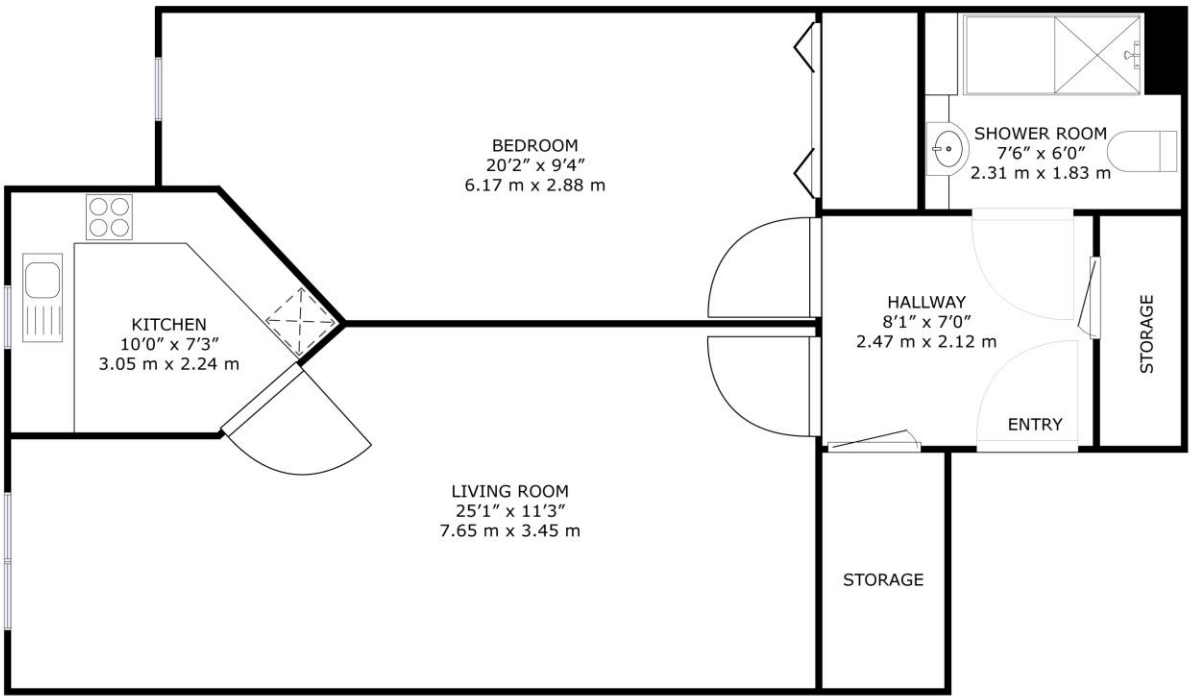
All fixtures and fittings are included in the sale unless otherwise stated.

VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

01796 472606 | property@jandhmitchell.com | www.jandhmitchellproperty.co.uk

EPC RATING C **COUNCIL TAX BAND D**



34 Fishersview Court, Station Road, Pitlochry, PH16 5AN

GROSS INTERNAL AREA
TOTAL: 647 sq.ft, 60.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.