



Fishersview Court, Station Road, Pitlochry, Perth and Kinross, PH16 5AN

Offers Over £150,000



51 Atholl Road, Pitlochry, PH16 5BU
01796 472606

J & H Mitchell ^{ws}
SOLICITORS & ESTATE AGENTS
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Station Road,
Pitlochry,
Perth and Kinross
PH16 5AN

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£150,000

We are delighted to bring to market this attractive one bedroom flat in the ever popular Fishersview Court complex.



This 2nd floor property is in walk-in condition and benefits from having easy access from the nearby lift. The flat consists a large living/dining room, good sized double bedroom, attractive, well designed kitchen, bathroom and large storage cupboard.

Fishersview Court was built by McCarthy & Stone to a very high standard and includes excellent facilities, including a lift, resident's lounge, laundry, communal gardens. There is parking at the property although there is usually a waiting list for a designated space. The complex has a development manager who looks after the general running of the building but it should be noted they do not provide nursing or personal care.

In general, the complex offers independent retirement living and proprietors can come and go as they please. In the case of single occupancy, a purchaser must meet the statutory age requirement, which is 60 years old. In the case of joint occupancy at least one occupier should have reached the age of 60 and the other the age of 55.

There is a maintenance fee of approximately £65 per week to cover the cost of maintaining communal areas, lift servicing, ward & call systems, window cleaning etc.

Hallway

(9' 0" x 3' 7") or (2.75m x 1.09m)

Living/Dining Room

(18' 10" x 10' 6") or (5.75m x 3.20m)

Kitchen

(8' 5" x 7' 11") or (2.57m x 2.41m)

Bedroom 1

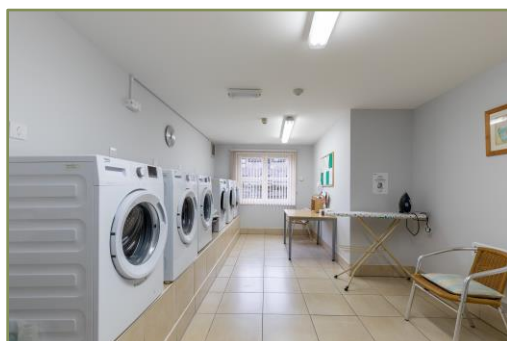
(15' 4" x 8' 9") or (4.67m x 2.67m)

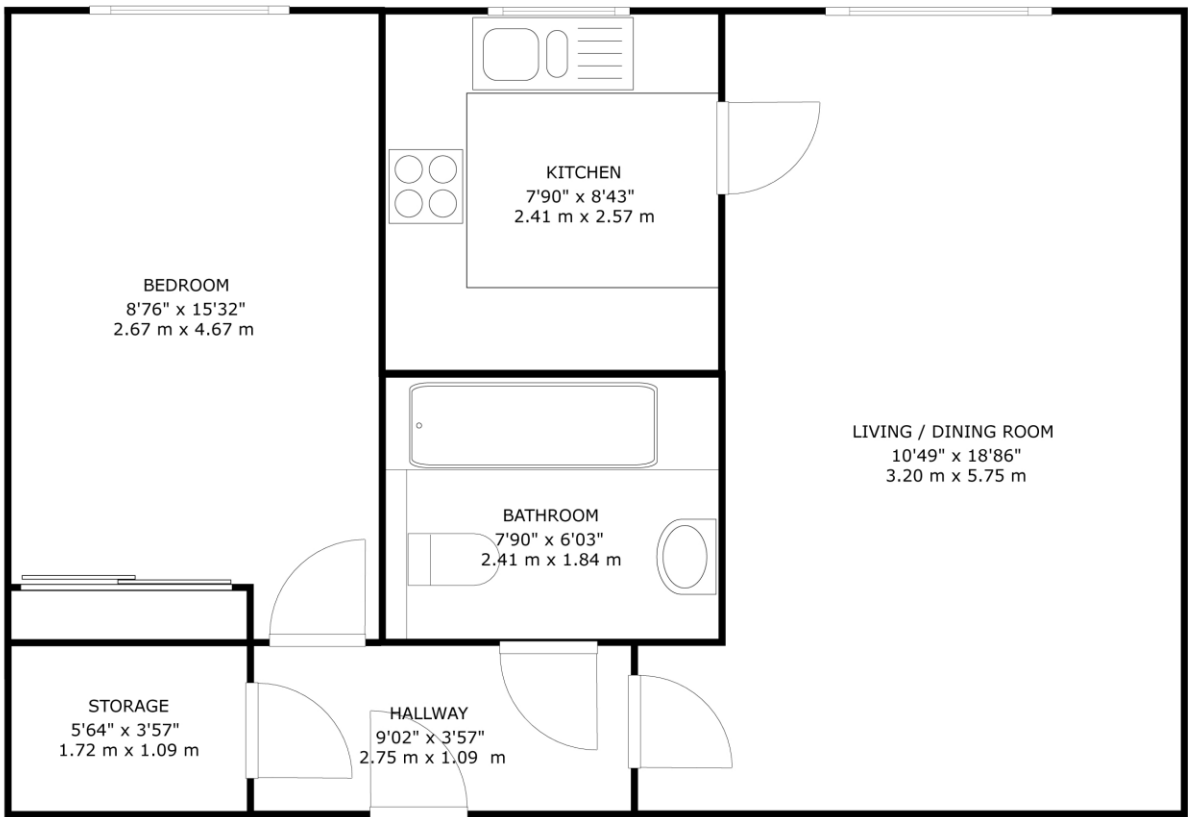
Bathroom

(7' 11" x 6' 0") or (2.41m x 1.84m)

Directions

From our office continue along Atholl Road into the centre of town. Turn left at Macnaughtons of Pitlochry onto Station Road where you will find the entrance to Fishersview Court on your left, just before the train station.





30 Fishersview Court Pitlochry PH16 5AN

GROSS INTERNAL AREA
TOTAL : 49.31 m² (530 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	
<p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>		

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These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.