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# 9 Fishersview Court Pitlochry PH16 5AN

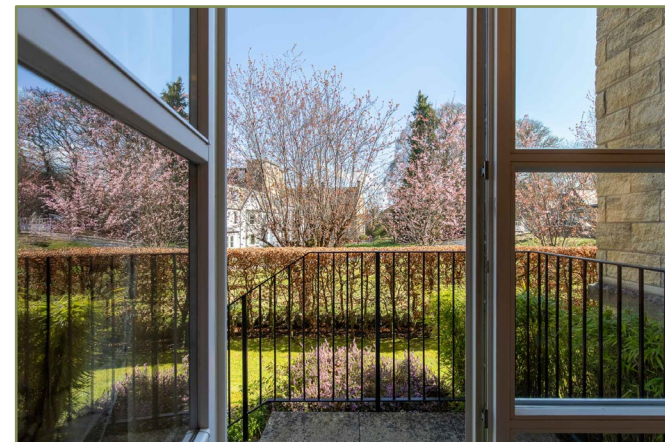
Offers Over £160,000

9 Fishersview Court is an attractive ground floor flat in the very popular retirement complex situated in the centre of Pitlochry.

The flat consists of a good-sized living room which unlike most of the flats in the complex, has French doors which open directly onto a small patio area with enough space to sit outside, and then steps directly into the grounds. There is sufficient space for a dining table too if desired.

The kitchen has a range of wooden wall and floor units with a granite effect worktop and tiled splashback. There is an eye level electric oven, ceramic hob and fridge-freezer.

The bedroom is a large double room with mirrored built-in wardrobes. The fully tiled shower room consists of a large walk-in shower cubicle, WC, WHB and mirrored cabinet. There are two storage cupboards in the hall.





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. There is a guest room which can be booked for visitors.

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.





Pitlochry is centrally located within a stunning part of the country, surrounded by beautiful scenery and charming villages and towns. It provides many shops, cafes, and restaurants.

There are primary and secondary schools along with a small supermarket and various leisure facilities including an 18-hole golf course, bowling green, leisure centre as well as the Festival Theatre and the Pitlochry Dam visitor centre.

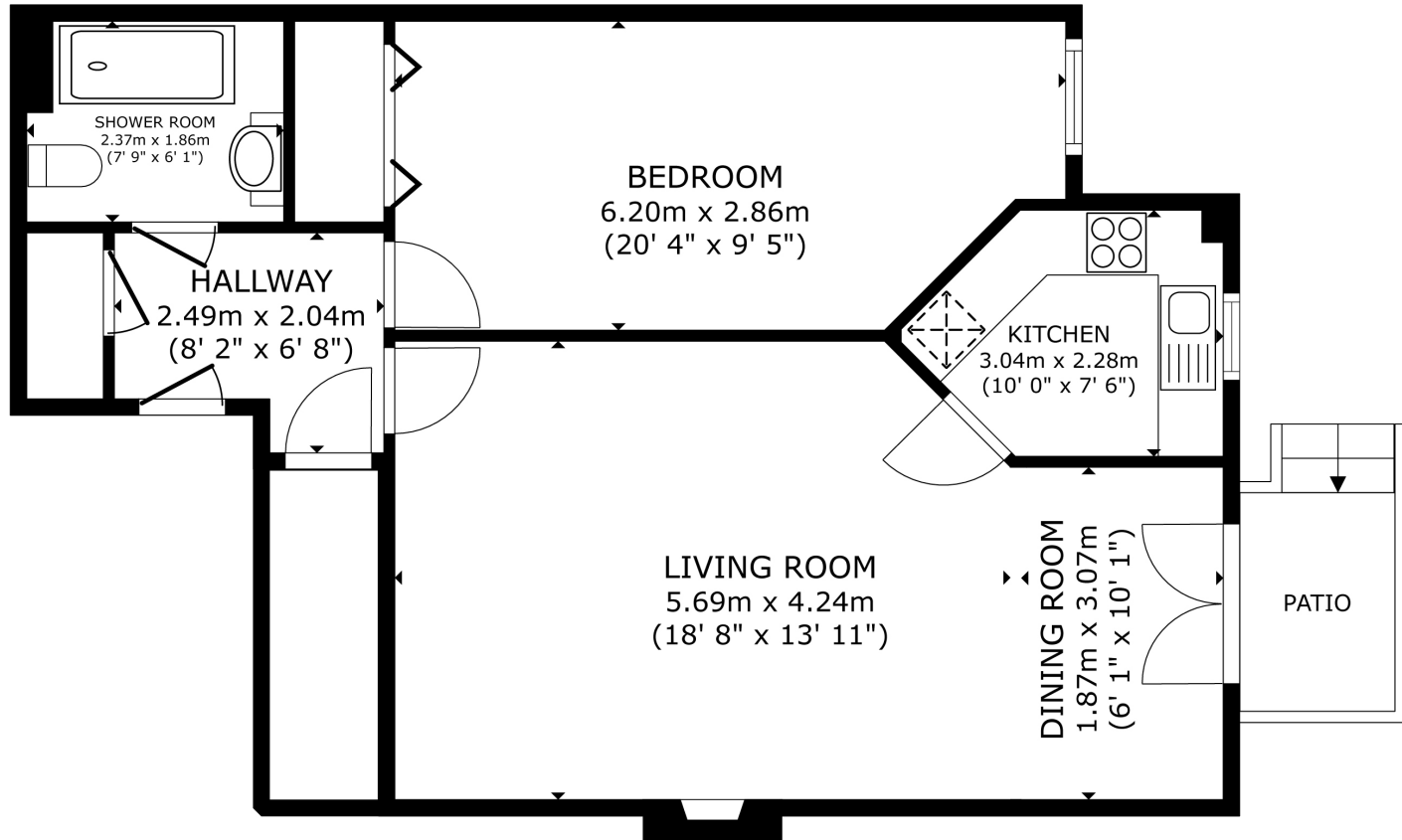
There is an extensive network of footpaths and cycle ways around the town and there are bus routes and rail links connecting it to the Central Belt and to the north.





## 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.



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GROSS INTERNAL AREA  
FLOOR PLAN 65.0 m<sup>2</sup> (700 sq.ft.)  
EXCLUDED AREAS : PATIO 3.6 m<sup>2</sup> (38 sq.ft.)  
TOTAL : 65.0 m<sup>2</sup> (700 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





J & H Mitchell : 51 Atholl Road, Pitlochry, PH16 5BU : 01796 472606 : [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk) : [info@jandhmitchell.com](mailto:info@jandhmitchell.com)

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.