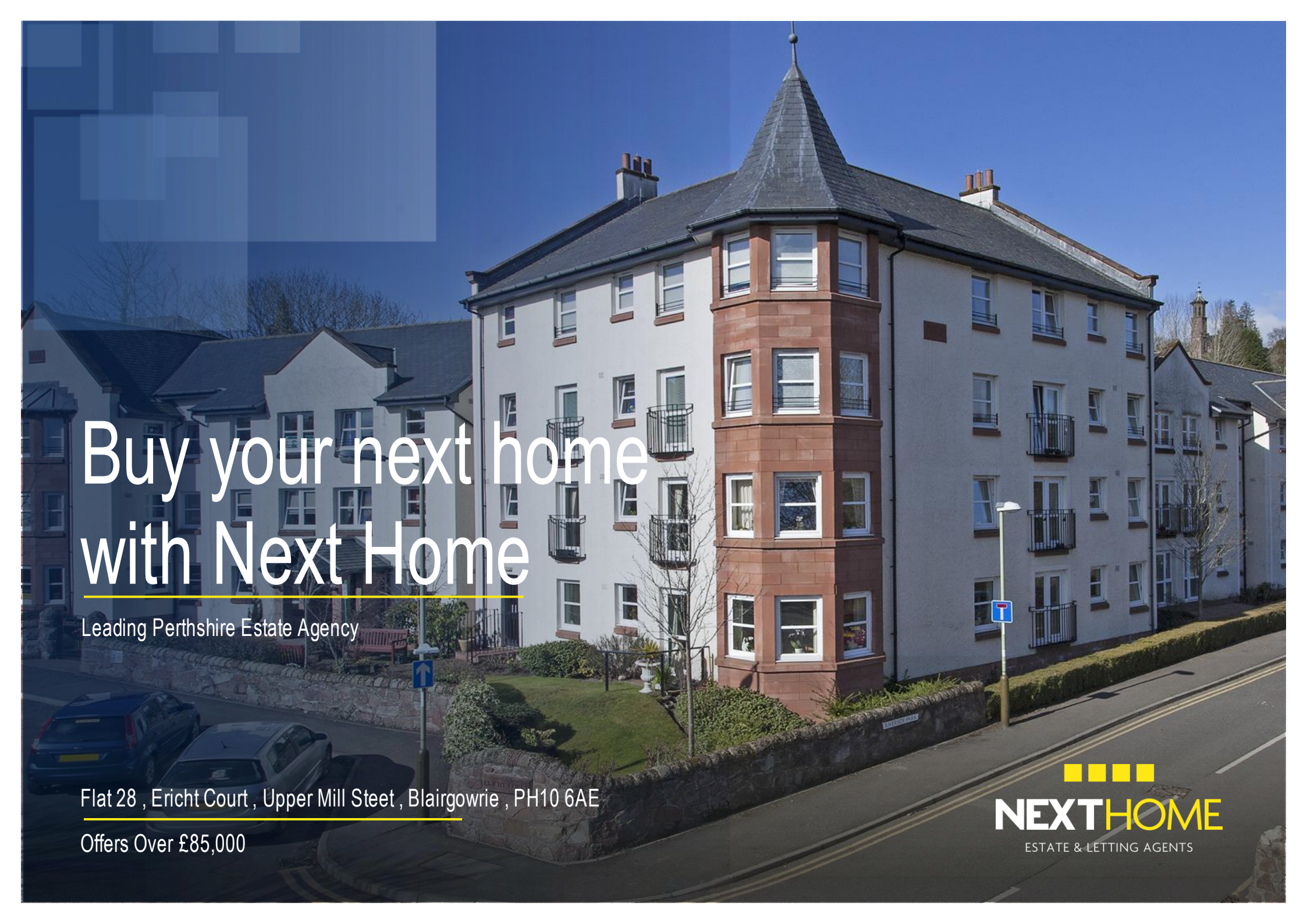




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Leading Perthshire Estate Agency

Flat 28 , Ericht Court , Upper Mill Steet , Blairgowrie , PH10 6AE

Offers Over £85,000

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Buying with Next Home

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Next Home Estate Agents dedicate
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About the Area

Blairgowrie is a thriving town with the High Street being the focal point having a variety of local shops including a butcher, book shop, antique and local craft and gift shops together with well-known department stores and supermarkets.

There is both primary and secondary schooling within the town. Blairgowrie also boasts its own championship golf course at Rosemount, which is considered one of the best courses in Scotland.

To the North of the town is Spittal of Glenshee which has Scotland's largest ski centre.



Property Summary

We are delighted to bring to the market this immaculately presented 1 bedroom retirement apartment situated in a McCarthy & Stone development in the popular town of Blairgowrie.

The accommodation comprises entrance hall with large storage cupboard; bright lounge/diner with ample room for a range of free-standing furniture; kitchen with appliances; double bedroom with a built in mirrored wardrobe and a shower room.

There is electric heating and double glazing throughout.

The property is entered via a secure entry system and is located on the 1st floor. Lift facilities are available and as this is a retirement complex, the minimum age for a single person is 60 years and 55 years for a couple, providing one partner is 60 or over.

The complex has a house manager, backed up by a 24-hour careline service. There is a residents' lounge and laundry room equipped with automatic washing-machines and tumble-dryers. The property stands in lovely, well-kept communal gardens. Carpark.



Key property features

- ✓ Retirement Accommodation
- ✓ Residents Lounge
- ✓ Laundry Room
- ✓ Guest Room
- ✓ Communal garden grounds
- ✓ Car Park to the rear
- ✓ Lift facilities
- ✓ Adjacent to the river
- ✓ 24 Hour Careline & Care Manager
- ✓ Close to all amenities









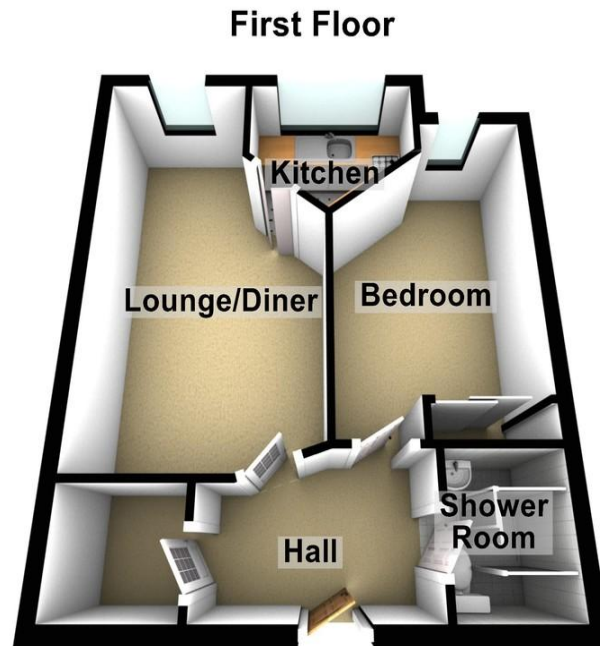
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An expert from our local branch will provide you with the most accurate valuation.

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Floorplans



Property Room Sizes

HALL

6' 10" x 8' 2" (2.08m x 2.49m)

LOUNGE/DINER

23' 7" x 10' 8" (7.19m x 3.25m)

KITCHEN

7' 9" x 7' 7" (2.36m x 2.31m)

BEDROOM

14' 2" x 9' 1" (4.32m x 2.77m)

SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.65m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

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Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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