



Flat 40 Ericht Court, Blairgowrie, PH10 6AE
Offers over £79,950





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- One-bedroom retirement apartment
- Modern fitted kitchen with integrated oven
- Double bedroom with mirrored wardrobe
- Secure entry and lift access
- Private residents' parking
- Spacious lounge with dining area
- Large walk-in shower room
- Utility cupboard and ample storage
- Residents' lounge and communal gardens
- Central Blairgowrie location near local amenities

Flat 40 Ericht Court is a beautifully maintained one-bedroom retirement apartment, forming part of a highly sought-after McCarthy & Stone development in the heart of Blairgowrie. Offering secure, low-maintenance living, this bright and welcoming property is ideally suited to those seeking comfort and convenience within a friendly and well-managed community.

The accommodation is well-proportioned throughout, featuring a spacious lounge and dining area with a feature fireplace and large windows that fill the room with natural light. A set of glazed doors leads to the fitted kitchen, which includes a range of wall and base units, integrated oven, and space for essential appliances. The double bedroom benefits from a built-in mirrored wardrobe providing excellent storage, while the bathroom is fitted with a large walk-in shower, vanity storage, and easy-access features. A useful utility cupboard is located off the hallway. Ericht Court offers residents the benefit of landscaped communal gardens, a welcoming residents' lounge, lift access, and private residents' parking. There is also a secure entry system and 24-hour emergency call service for peace of mind. Located close to Blairgowrie town centre, this apartment provides easy access to local shops, cafés, and public transport links — combining convenience with a tranquil setting beside the River Ericht.



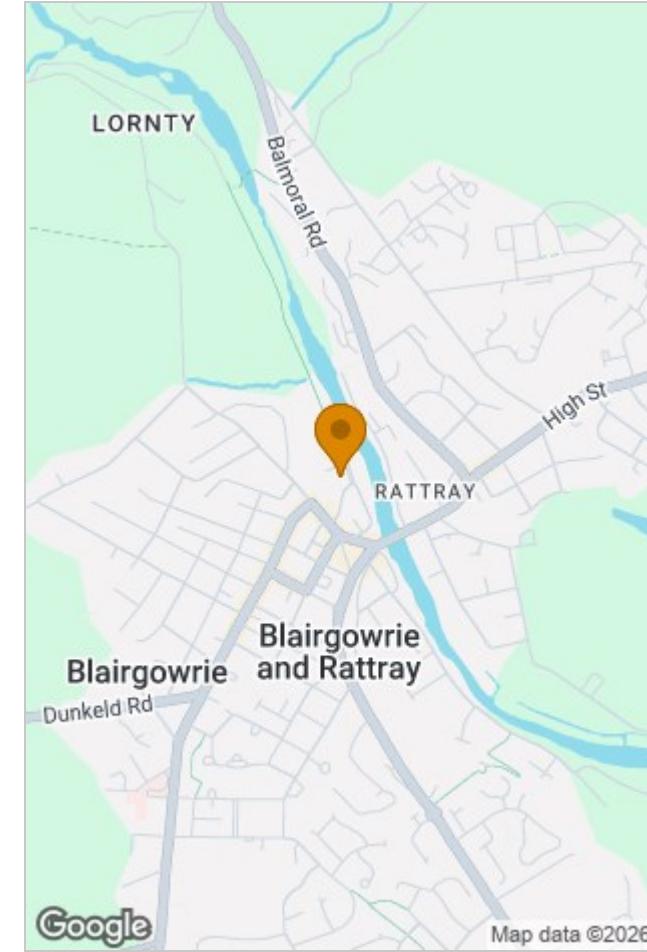
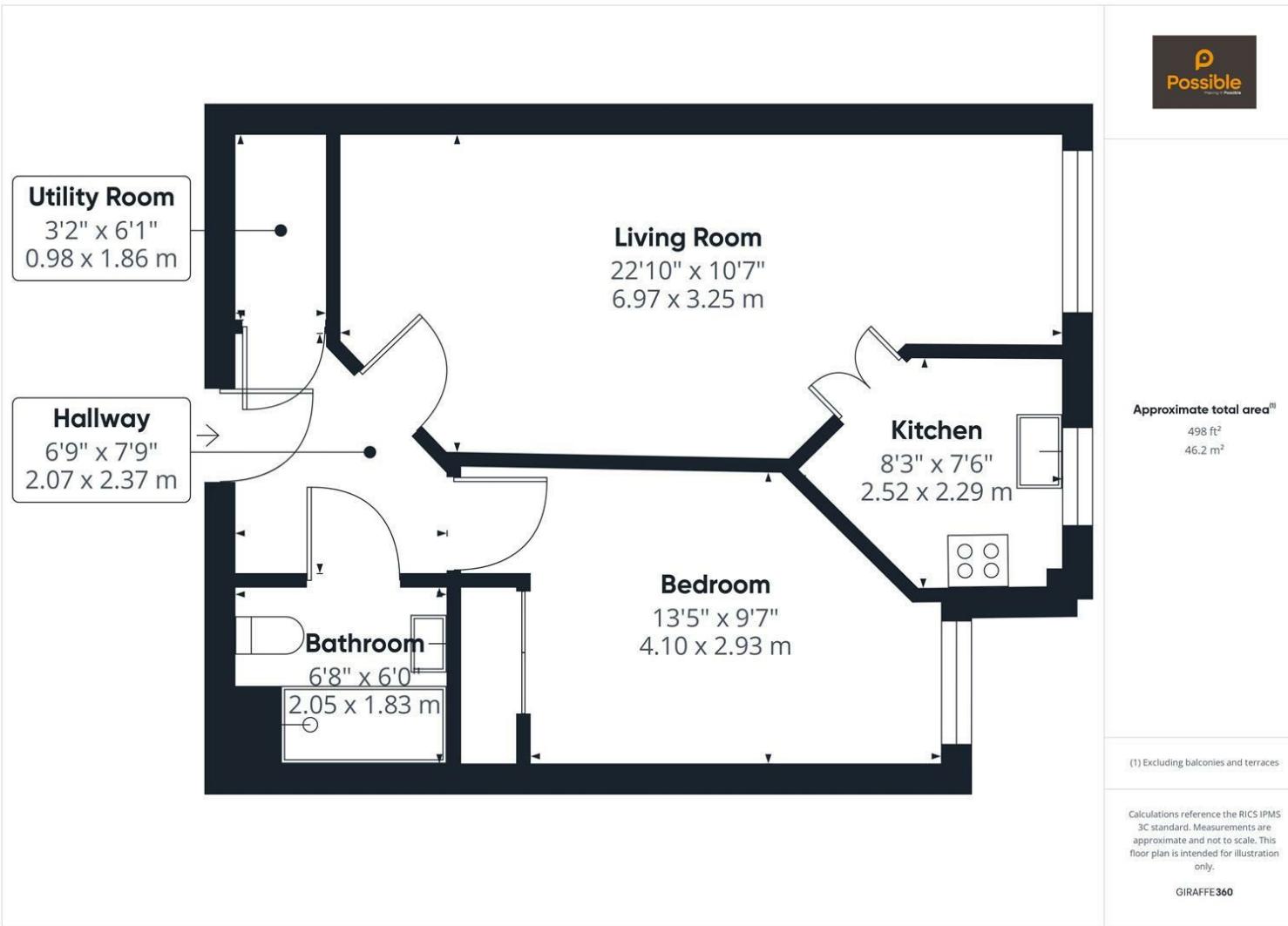


Location

Blairgowrie is a thriving Perthshire town set on the banks of the River Ericht, offering a wide range of local amenities including shops, cafés, restaurants, and leisure facilities. The area is surrounded by stunning countryside, with easy access to scenic walks, golf courses, and Glenshee ski resort. Regular bus routes connect Blairgowrie to Perth and Dundee, while nearby road links make travel throughout Scotland straightforward. The town's friendly atmosphere and community spirit make it a highly desirable place to live, perfectly suited to those seeking a relaxed lifestyle with all essential services close at hand.







Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		