

Simple Approach



**27, Conachar Court Isla Road, Perth
PH2 7GZ**

Offers over £187,000

Simple Approach are pleased to welcome this very well presented second floor, retirement apartment in Conachar Court, Isla Road to the Perthshire sales market. Conachar Court is set within a modern/recent McCarthy & Stone retirement development suitable for single people aged 60 and over or a couple aged at least 60 and 55 making it the ideal purchase for those looking for easy, quiet living without compromising locality to all amenities found just a short walk away to the Perth City Centre.

The accommodation is generous at approximately 55 square metres and comprises of; a welcoming entrance, a bright and spacious lounge / dining area, a modern fitted kitchen, one generous bedroom with a walk in wardrobe, a large storage room and a stylish shower room. Conachar Court further benefits from sought after features such as a communal lounge, a communal sun room with a stunning balcony with picturesque views over the North Inch and River Tay, washing / drying room, secure entry system, two lifts, 24 hour careline service, landscaped gardens, a guest room for hire and a development manager Monday – Friday. Viewing is essential to appreciate all that is on offer at this lovely retirement apartment.

Monthly management service charge which covers 24 hour careline service, employment of development manager (Mon - Fri), external maintenance, landscaped gardens, internal maintenance, cleaning, lighting and heating of communal areas.

Lounge / Dining Area

23'11" x 11'5" (7.30 x 3.48)

Kitchen

7'7" x 8'6" (2.32 x 2.60)

Bedroom

9'5" x 12'1" (2.88 x 3.69)

Walk-In Wardrobe

4'6" x 6'0" (1.38 x 1.85)

Shower Room

7'1" x 6'11" (2.18 x 2.13)

Store Room / Heating Cupboard

7'3" x 4'8" (2.23 x 1.43)





- Well Presented Retirement Apartment
- Communal Areas (Lounge, Sunroom & Balcony)
- Washing / Drying Room
- Highly Sought After Location
- Second Floor
- Picturesque Views Over The North Inch & River Tay
- Development Manager Monday - Friday
- One Generous Bedroom With Walk In Wardrobe
- Bright & Spacious Lounge / Dining Area
- Private Balcony Off Lounge





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	88
(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	81	83
(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	