



## 8 Fishersview Court | Station Road Pitlochry | PH16 5AN

- RECEPTION ROOMS
- BEDROOMS
- BATHROOMS
- RETIREMENT COMPLEX
- CLOSE TO AMENITIES
- COMMUNAL LOUNGE & GARDEN



OFFERS OVER  
£160,000

## 8 FISHERSVIEW COURT

An elegantly presented one-bedroom ground floor retirement apartment, offering stylish and comfortable living.

The property features a fitted kitchen with good-quality integrated appliances, and a bright, spacious living room with feature fireplace and electric fire, a dining area and direct access to the garden through patio doors.

The generously sized double bedroom provides a calm and inviting retreat, complete with built-in mirrored wardrobes, while a stylish shower room is finished to a high standard.

A walk-in cupboard off the inviting hallway provides plenty of storage and heating is provided by electric storage heaters.

The primary occupant must be over 60yrs and in the case of a couple, the secondary occupant must be over 55yrs.

Annual maintenance fees are £2,603.30 per annum or £50.06 per week.

A beautifully designed flat ideal for a relaxed and refined independent lifestyle.



## 8 FISHERSVIEW COURT

Residents also benefit from access to a communal laundry room, a guest suite which can be booked to accommodate resident's visitors and a communal lounge where many social activities for residents take place.

Allocated parking is available in the resident car park, at a cost of £100 per annum.

Two parking spaces are provided for guests visiting Fishersview Court.

Parking permits are available from Perth & Kinross Council for the nearby Rie-Achan car park.

## LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire. Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.



Residents' Lounge



Laundry Room



Private Car Park





## DIRECTIONS

From our office in Pitlochry head along Atholl Road and turn left onto Station Road. Turn left into the car park where you will find two guest parking spaces on your left. Continue on foot following the road round towards the station, go through the gate on your left and follow the path to the entrance of Fishersview Court.

## FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

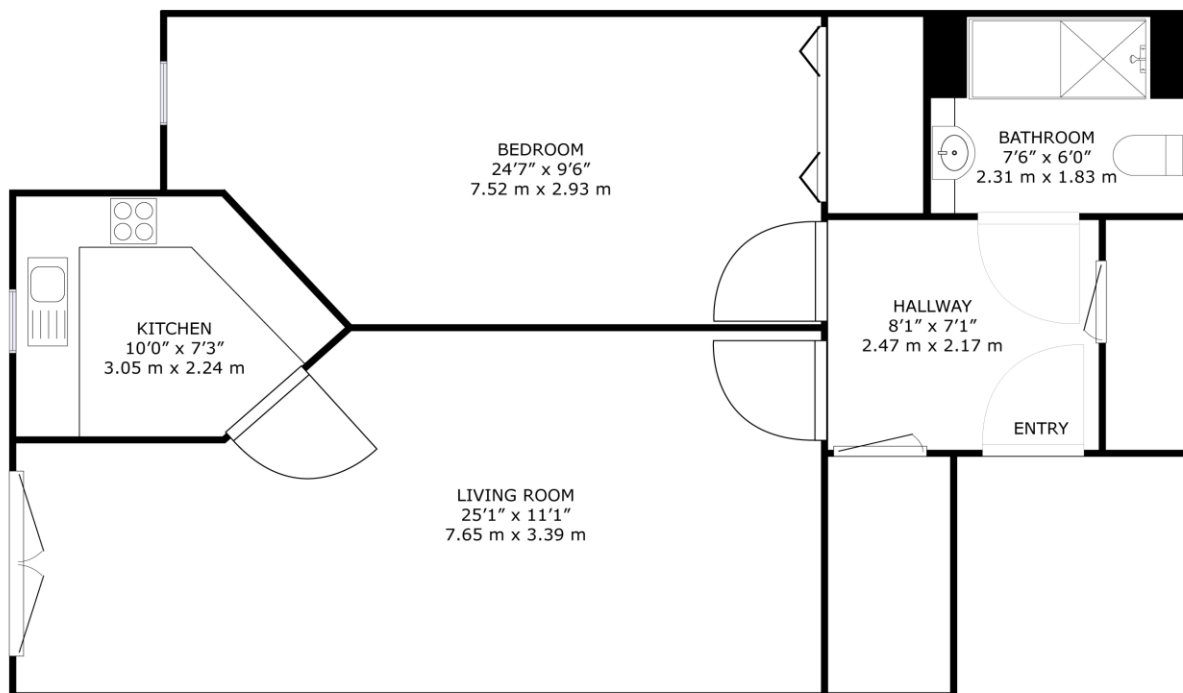
## VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

01796 472606 | [property@jandhmitchell.com](mailto:property@jandhmitchell.com) | [www.jandhmitchellproperty.co.uk](http://www.jandhmitchellproperty.co.uk)

EPC RATING B

COUNCIL TAX BAND D



8 Fishersview Court, Station Road, Pitlochry PH16 5AN

GROSS INTERNAL AREA  
TOTAL: 663 sq.ft, 61.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.