



33 Fishersview Court | Station Road Pitlochry | PH16 5AN

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



OFFERS OVER
£165,000

33 FISHERSVIEW COURT

This well-presented second/top floor corner flat is one of the larger onebedroom properties in this popular McCarthy & Stone residence and can be conveniently accessed by lift or stairs. The bright and welcoming entrance sets the tone for the rest of the flat which has been tastefully decorated in a soft palette of neutral colours. A large living room incorporates a charming dining area by the window, providing pleasant views over the neighbouring gardens. The modern kitchen comes welleguipped with integrated appliances, offering both style and practicality. The property also features a generously sized double bedroom offering ample space for furnishings in addition to the built-in wardrobes, and the well-appointed bathroom has a shower over the bath. A substantial walk-in storage cupboard can be found in the hallway, adding to the home's excellent functionality and appeal. Electric heating is provided throughout, with the living room and hallway benefitting from 'Sunflow' electric radiators, each with a wireless 7-day programmable thermostat. Designed for comfortable and easy independent living, ideally situated close to the town centre and within easy reach of the train station, this flat offers both convenience and security with a friendly House Manager onsite during office hours Monday – Friday.



33 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, however there is currently a waiting list for a space. Two spaces are provided for guests visiting Fishersview Court. Parking permits are available from Perth & Kinross Council for the nearby Rie-Achan car park. 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. Some items of furniture currently in the flat are available for separate purchase by negotiation. 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.

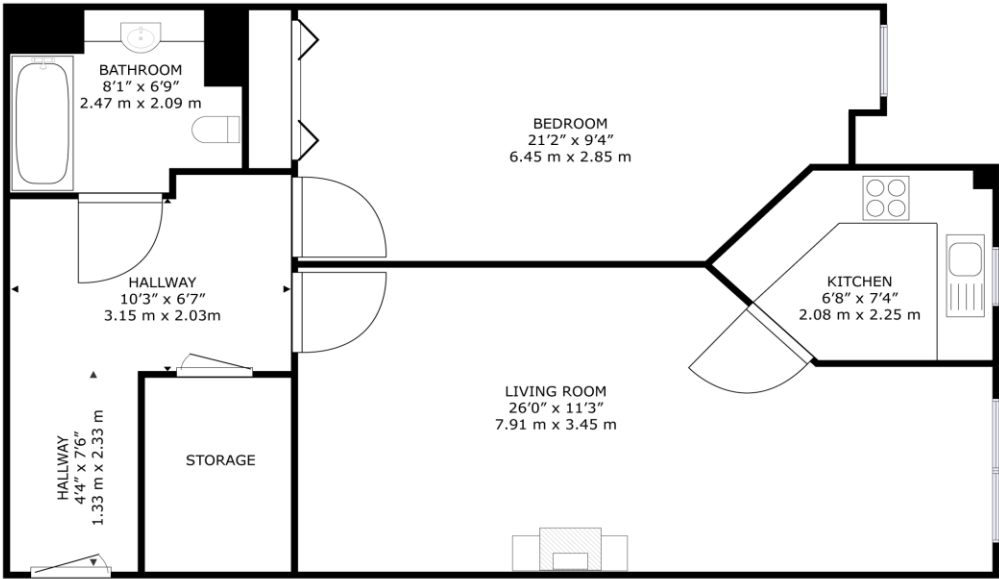
VIEWINGS

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

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EPC RATING C

COUNCIL TAX BAND D



33 Fishersview Court, Station Road, Pitlochry PH16 5AN

GROSS INTERNAL AREA
TOTAL: 642 sq.ft, 59.6 m²
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.