

# MILLER GERRARD

Solicitors and Estate Agents



**45 ERICHT COURT  
UPPER MILL STREET  
BLAIRGOWRIE  
PH10 6AE**

**OFFERS OVER  
£85,000**



**EPC RATING 'B'  
COUNCIL TAX BAND 'C'**

## 45 ERICHT COURT, UPPER MILL STREET, BLAIRGOWRIE, PH10 6AE

- SECURE ENTRY SYSTEM
- RESIDENT'S LOUNGE
- RESIDENT'S PARKING
- DOUBLE GLAZING
- \* DOUBLE BEDROOM
- \* COMMUNAL GARDENS
- \* ELECTRIC HEATING
- \* RIVER VIEWS

Miller Gerrard is delighted to bring to the market 45 Ericht Court, an extremely attractive second floor one bed flat in move in condition. Located within a highly desirable retirement development, situated next to the river Ericht and close to all town centre amenities.

This private development provides independent and secure living for residents who are aged sixty and over, with a partner aged fifty five or over. Residents enjoy the services of a professional on-site house manager, and a 24 hour personal alarm system. The comfortable accommodation comprises living/dining room, kitchenette, double bedroom and bathroom. The property benefits from electric heating, double glazing and communal facilities within the development which include a residents lounge with kitchen, laundry room and guest suite.

The country town of Blairgowrie is conveniently situated within approximately 30 minutes by car of both the cities of Perth and Dundee with their onward rail and motorway connections. Amenities in the town include shops, supermarkets, senior and primary schools, recreation centre with swimming pool, cottage hospital, health centres, dental surgery and library. There are thriving sports clubs, cultural organisations and several golf courses locally. The beautiful Perthshire countryside is virtually on the doorstep with a wide variety of walks around Blairgowrie and more adventurous routes available in Strathardle, Glenshee and Glenisla, approximately 30 minutes by car.























ROOM DIMENSIONS	(in meters)		(in meters)
LIVING ROOM	4.4 X 4.36	KITCHEN	2.96 X 1.74
BEDROOM	5.91 X 3.8	BATHROOM	2.23 X 2.00

**MILLER GERRARD**

**SOLICITORS & ESTATE AGENTS**

**THE STUDIO**

**13 HIGH STREET**

**BLAIRGOWRIE**

**PH10 6ET**

**TEL: 01250 873468**

**EMAIL: [property@millergerrard.co.uk](mailto:property@millergerrard.co.uk)**

**[www.millergerrard.co.uk](http://www.millergerrard.co.uk)**



Please note - if any domestic appliances are included in the price, they must be accepted as seen, with no guarantee as to their condition. It is strongly recommended that any interested party should read the Home Report on the property. Any matters concerning the property mentioned in the Home Report should be considered to have been disclosed by these particulars of sale.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given..

**THE ABOVE PARTICULARS, WHILE BELIEVED TO BE TRUE, ARE NOT GUARANTEED AND WILL NOT BE HELD TO FORM PART OF ANY CONTRACT OF SALE**