



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

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



OFFERS OVER  
£155,000

# 19 FISHERSVIEW COURT

This well-presented first-floor retirement flat is designed for comfortable and easy independent living. The primary occupant must be over 60yrs and in the case of a couple, the secondary occupant must be over 55yrs.

Ideally situated close to the town centre and within easy reach of the train station, it offers both convenience and security with a daytime manager on hand Monday – Friday. Annual maintenance fees are £2,603.30.

The property features a bright and spacious living/dining room with a dining area by the window enjoying views over the gardens of Fisher's Hotel, a well-fitted kitchen with integrated appliances, a comfortable double bedroom with built-in wardrobes and a shower room with walk in shower.

Residents also benefit from access to a communal laundry room and a communal lounge, providing a friendly community atmosphere. A guest suite can be booked for resident's visitors.

Perfectly positioned for local amenities and transport links, this retirement home combines practicality with peace of mind.

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 for the nearby Rie-Achan car park can be obtained from Perth & Kinross Council.

## 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.

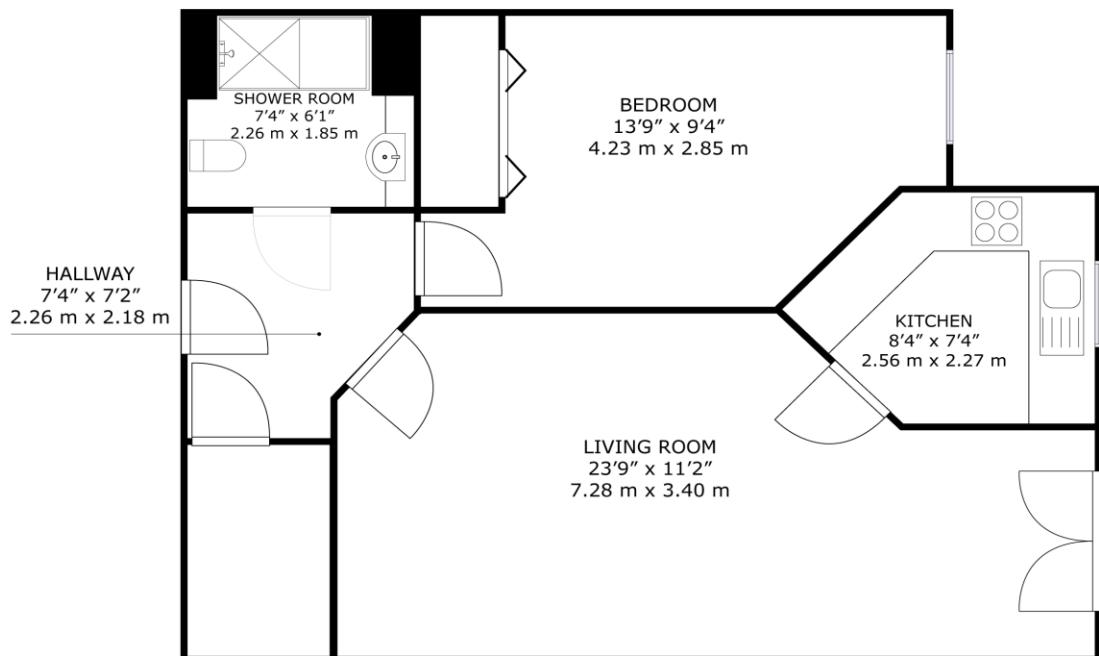
## VIEWINGS

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

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**EPC RATING B**

**COUNCIL TAX BAND D**



**19 Fishersview Court, Station Road, Pitlochry PH16 5AN**

GROSS INTERNAL AREA  
TOTAL: 518 sq.ft, 48.1 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.