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Flat 22 Darroch Gate  
Coupar Angus Road  
Blairgowrie  
PH10 6GT

Offers over  
£124,995

Situated within a McCarthy & Stone retirement development, completed February 2018, this contemporary first floor one bedroom apartment offers spacious accommodation presented in move-in condition. Set within communal gardens, close to Blairgowrie town centre amenities and local transport links, the property is suitable for the over 60s.

The accommodation comprises: hallway with large walk-in cupboard, lounge, kitchen, double bedroom with walk in wardrobe and a wetroom room. The property benefits from electric heating, double glazing, house manager on site during office hours, a 24-hour emergency call system. The development has a camera door entry system, a lift to all floors, a homeowner communal lounge and a guest suite for visitors.

Externally the well-maintained garden grounds are laid to lawn with planted borders and a paved seating area. A parking space maybe available at an extra cost and this should be discussed with the house manager directly.

Viewing is essential to appreciate this beautiful apartment.

#### **Lounge** 7.25m x 3.40m (23'9" x 11'2")

A bright room with ample space for dining furniture and a window with a Juliet balcony overlooking the front gardens.

#### **Kitchen** 2.93m x 2.23m (9'7" x 7'4")

Accessed from the lounge and fitted with a selection of cream gloss base and wall units, a ceramic hob with an overhead extractor fan, single oven, an integrated washer dryer, fridge freezer. Front facing window.

#### **Bedroom** 3.76m x 2.85m (12'4" x 9'4")

Offering views to the front and fitted with a large walk-in wardrobe.

#### **Wetroom** 2.14m x 2.06m (7'0" x 6'9")

A modern shower room fitted with a white wash hand basin, w.c. with an enclosed cistern, glass panelled mains operated walk-in shower. Extractor fan. Feature wall mirror.



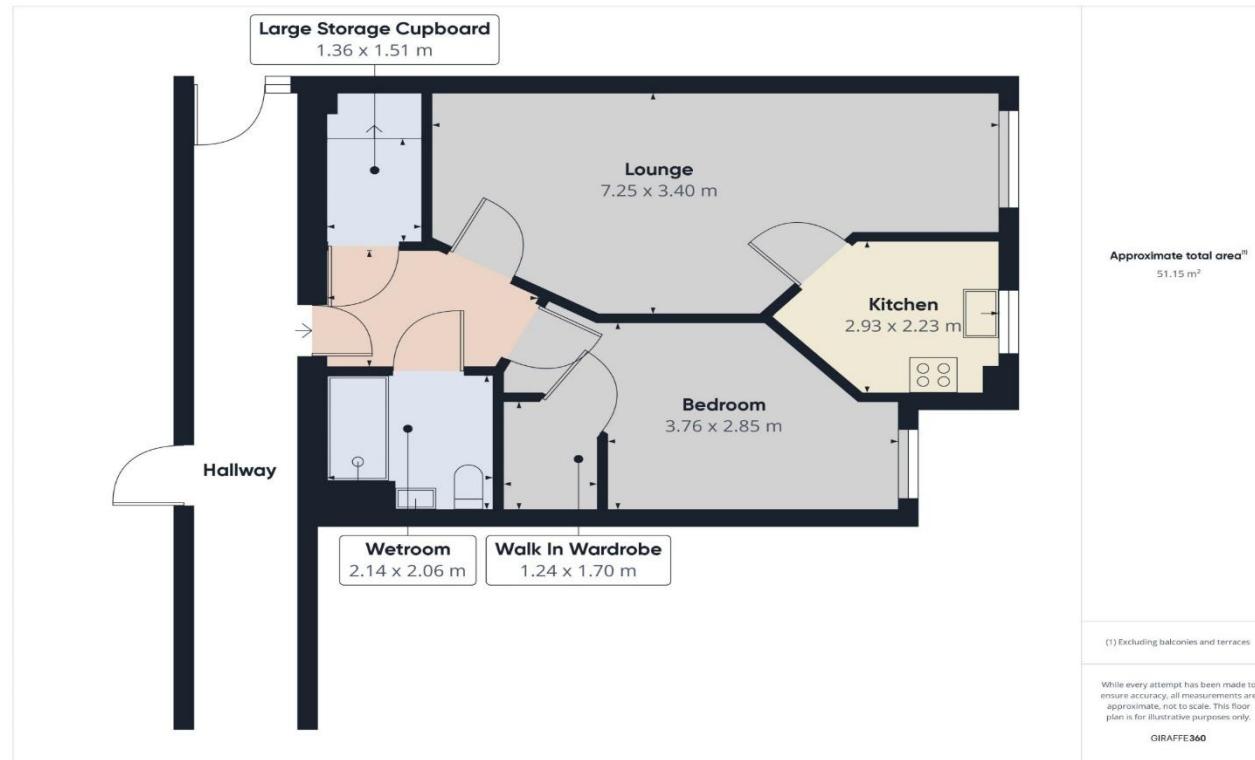
- One Bedroom
- Kitchen
- Lounge Diner
- Wetroom
- Electric Heating & DG
- Retirement Complex
- Over 60's
- Security Entrance System
- EPC Band B
- Council Tax Band C





**Directions:** The Darroch Gate development can be found on the right within a few minutes of leaving Blairgowrie on the A923 Coupar Angus Road. Number 22 is located on the first floor looking towards the front. It is just a short walk from the lift.

**Viewing Arrangements:**  
Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



#### IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

#### CONTACT DETAILS

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