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NEW REDUCED PRICE

Flat 23 Darroch Gate
Blairgowrie
PH10 6GT

Offers over
£200,000



Situated within a McCarthy & Stone retirement development, completed February 2018, this first floor two bedroom corner apartment, offers spacious accommodation and is 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 two large walk-in cupboards, large dual aspect lounge diner, larger style kitchen, two double bedroom, both with walk in wardrobes and one en-suite. There is also an additional shower room. The property benefits from electric heating, double glazing and a 24-hour emergency call system. The development has a camera door entry system, lift to all floors, homeowner's communal lounge, house manager and guest suite for visitors.

Externally the well-maintained garden grounds are laid to lawn with planted borders and a paved seating area. Car parking spaces can be discussed with the house manager and are offered at an additional yearly cost.

Viewing is essential to appreciate this well-appointed apartment.



Lounge 4.68m x 4.65m (15'4" x 15'3")

A bright room with ample space for lounge and dining furniture. Dual aspect side and front facing windows. Door to kitchen.

Kitchen 3.02m x 2.25m (9'11" x 7'5")

The larger of the two kitchen styles offered, accessed from the lounge and fitted with a range of cream gloss base and wall units, ceramic hob with extractor fan, single oven and an integrated washer/dryer and fridge freezer. Front facing window.

Bedroom One 5.21m x 3.01m (17'1" x 9'11")

Fitted with a large walk-in wardrobe and en suite shower room. Window to the front.

En-Suite 2.16m x 2.07m (7'1" x 6'9")

Partially tiled en suite with wall hung wash-hand basin, w.c. with concealed cistern, glass panelled mains operated walk-in shower and extractor fan.

Bedroom Two 3.81m x 2.74m (12'6" x 8'12")

Another good size room with a side facing window and a large wardrobe.

Shower Room 2.09m x 1.84m (6'10" x 6'0")

A modern shower room fitted with a wall hung wash-hand basin, w.c. with concealed cistern, shower cubicle with a mains operated shower and extractor fan. Heated towel rail.



2 Bedrooms

Alarm Call System

Annual Management Charge

Close to public transport

Council Tax Band D

EPC Rating B

Electric Heating & DG

En Suite

Kitchen

Lounge Diner

2x 1x 1x

Daroch

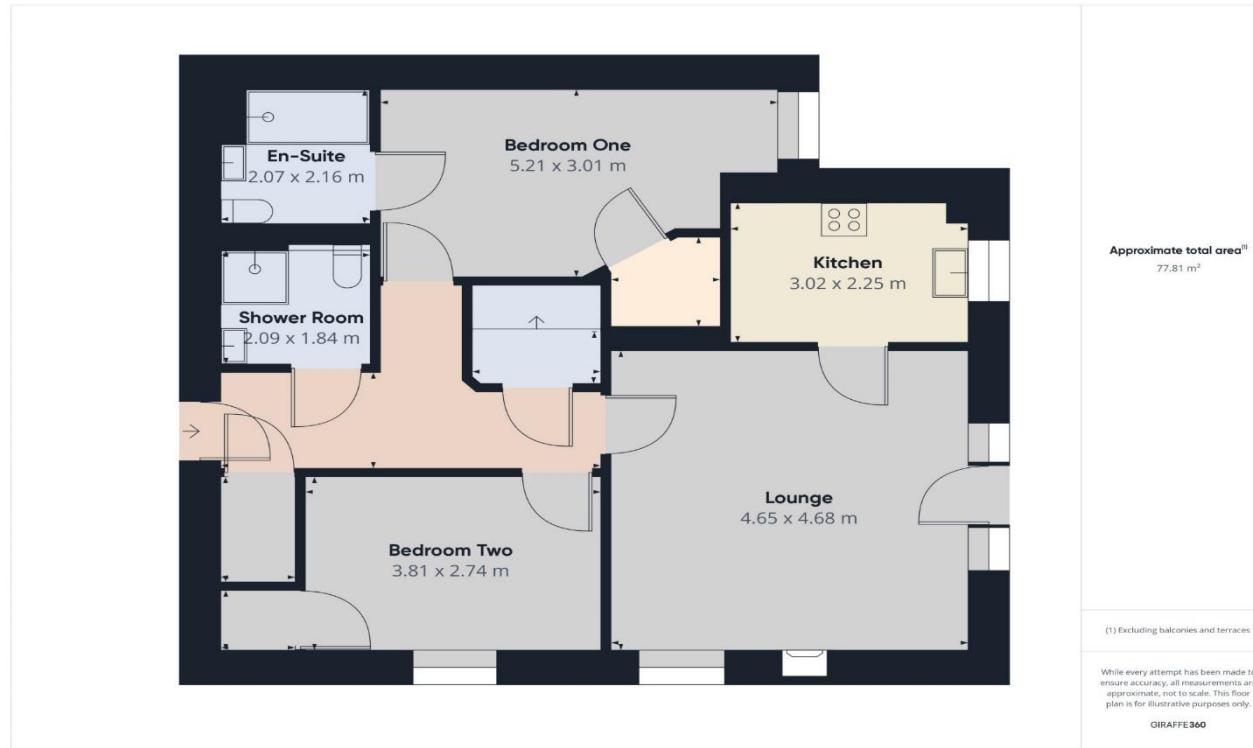






Directions: The Darroch Gate development can be found on the right within a few minutes of leaving Blairgowrie on the A923 Coupar Angus Road. Number 23 is located on the first floor overlooking the front garden.

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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