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Flat 24 Darroch Gate
Blairgowrie
PH10 6GT

Offers over
£190,000

Situated within a McCarthy & Stone retirement development, completed February 2018, this first floor two bedroom corner apartment with beautiful rear garden views, offers spacious accommodation and is presented in move-in condition. Set within communal gardens, close to Blairgowrie town centre amenities and local transport links. This McCarthy and Stone development are retirement flats suitable for those aged over 60.

The properties are all self contained for independent living but you benefit from the services of a manager who is on site from Monday – Friday between the hours of 9 and 3pm. Living here can be as sociable or as private as you want. A number of activities are organised by the manager or the residents which have included film nights, bridge or games afternoons and get togethers every so often for evening suppers or lunches. There is a weekly coffee morning for residents which makes it a very sociable place to live.

The accommodation comprises: hallway with two large walk-in cupboards, large dual aspect lounge diner, larger style kitchen, two double bedrooms, both with walk in wardrobes and one en-suite. There is also an additional shower room.

The property benefits from new Fischer Future heat radiators in the lounge and hallway giving more control over heating the apartment. The property also benefits from 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.

Lounge 4.61m x 4.58m (15′1″ x 15′0″)

Kitchen 3.02m x 2.23m (9′11″ x 7′4″)

Bedroom One 5.25m x 2.96m (17′3″ x 9′9″)

En Suite 2.17m x 2.06m (7′1″ x 6′9″)

Bedroom Two 3.82m x 2.70m (12′6″ x 8′10″)

Shower Room 2.04m x 1.80m (6′8″ x 5′11″)

- 2 Bedrooms(1 En Suite)
- Lounge
- Kitchen
- Bathroom
- Electric Heating & DG
- Residents Lounge
- Communal Garden
- Alarm Call System
- Council Tax Band D
- EPC Rating C

2x 2x 1x

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 24 is located on the first floor overlooking the rear 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.

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