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Flat 28 Darroch Gate  
Blairgowrie  
PH10 6GT

Offers over  
**£130,000**





This well appointed second floor apartment forms part of a sought-after McCarthy & Stone retirement development, completed in February 2018, and enjoys lovely rear garden views together with spacious, move-in ready accommodation. Ideally located within well-maintained communal grounds, the property is conveniently situated close to Blairgowrie town centre amenities and local transport links.

Designed exclusively for residents aged 60 and over, this McCarthy & Stone development offers the perfect balance of independent living and community lifestyle. Each apartment is fully self-contained, while residents also benefit from the support of an on-site House Manager, available Monday to Friday between 9am and 3pm, together with a 24-hour emergency call system for added peace of mind.

The development provides a welcoming and sociable environment, with regular activities organised by both residents and management, including coffee mornings, film nights, games afternoons, lunches and evening suppers. Residents can choose to enjoy an active social lifestyle or maintain complete privacy as desired.

The accommodation comprises a welcoming hallway with a generous walk-in storage cupboard, a bright and spacious lounge/diner, a modern fitted kitchen, and a shower room. The bedroom is a well-proportioned double benefiting from a walk-in wardrobe.

Further benefits include electric heating, double glazing, secure camera door entry system, lift access to all floors, a homeowners' communal lounge, beautifully maintained communal gardens, House Manager service, and a guest suite for visiting family and friends.

**Lounge** 7.20m x 3.46m (23'7" x 11'4")

**Kitchen** 2.87m x 2.26m (9'5" x 7'5")

**Bedroom** 3.74m x 2.79m (12'3" x 9'2")

**Shower Room** 2.15m x 2.06m (7'1" x 6'9")



- Bedroom
- Lounge/Diner
- Kitchen
- Shower Room
- Hall
- Electric Heating & DG
- Communal Garden
- Alarm Call System
- Council Tax Band C
- EPC C

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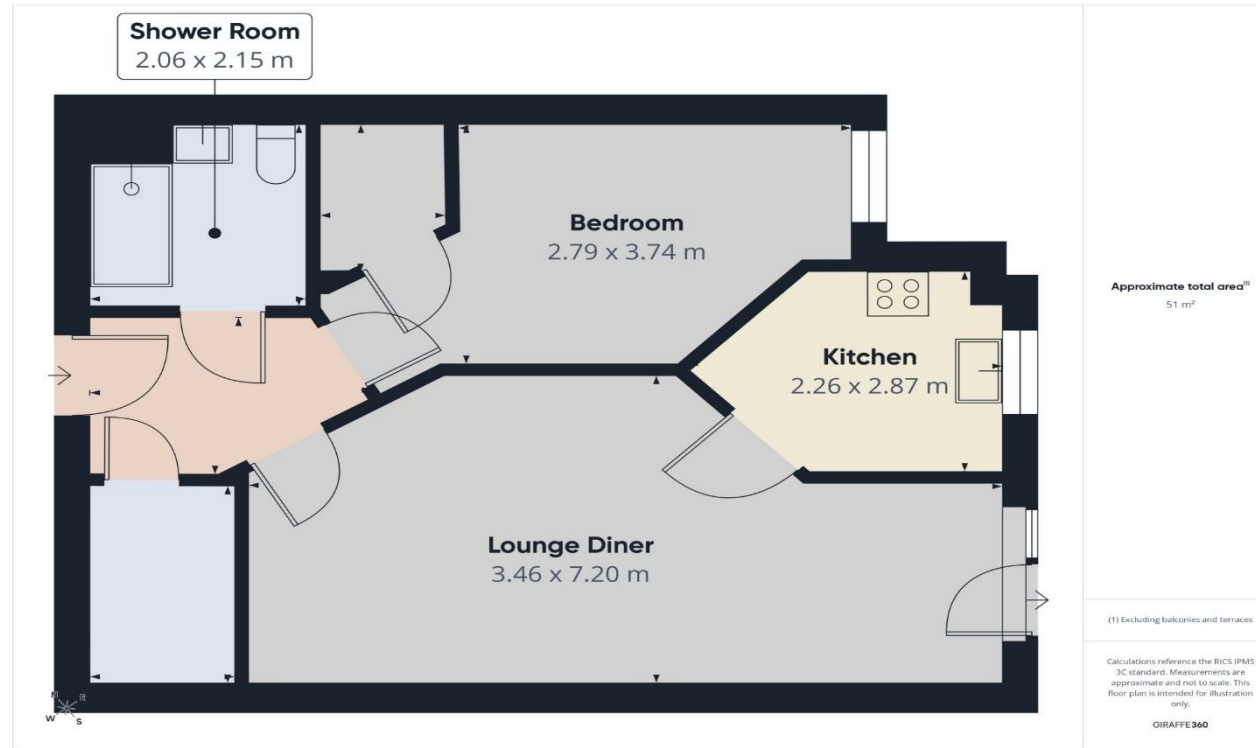






**Directions:** The Darroch Gate development can be found on the right within a few minutes of leaving Blairgowrie on the A923 Coupar Angus Road. Number 28 is located on the second floor overlooking the rear garden.

**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.

**CONTACT DETAILS**

property@hodge  
33 Wellmeadow  
Blairgowrie  
PH10 6AS

Phone: 01250 870006  
Email: property@hodgesolicitors.co.uk  
www.hodgesolicitors.co.uk

