

**13 Earnbank,  
Bridge of Earn, PH2 9XA**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Retirement*
- + *First floor apartment*
- + *Spacious & Bright and In Excellent Condition*
- + *Offers Over £85,000*



**1**  
Public Rooms



**2**  
Bedrooms



**1**  
Bathrooms

**T: 01738 630 350**

## Accommodation

HR £105,000 Beautifully light and spacious, with a lovely view of the gardens bordering the River Earn, this first floor apartment is part of a retirement development in the village of Bridge of Earn, a few miles to the south of Perth. This popular village has many amenities catering for day to day needs including a supermarket, post office, doctors' and dentists' surgeries, pubs and restaurants and tennis and bowling clubs.

There is an age restriction on occupation which is 50 years for sole occupation and 55 years for joint occupation. The development is factored and managed by Bield, with the current monthly charge at £170. This payment includes buildings insurance and maintenance of the buildings and grounds, provision of a site manager and emergency call system.

There is ample parking and the development is surrounded by garden ground and woodland providing a lovely setting from which to appreciate fine views over the open countryside.

There is a secure entryphone system. The apartment is fully double glazed and has electric heating. Fittings include ceiling cornicing and natural wood skirtings and door facings.

The sale will include the fitted carpets and floorcoverings,

curtains and the extractor hood, microwave and washing machine.

The accommodation in detail comprises:-

VESTIBULE with inner door to the hall.

HALL Large walk in cupboard [6'3 x 3'5] with hatch to the partially floored loft. Airing cupboard which houses the hot tank.

LOUNGE Double window with open outlook to gardens and trees and perfect for watching the birds and red squirrels. TV point.

KITCHEN Fitted with base and wall units and work tops. Stainless steel sink with mixer tap. Plumbed for automatic washing machine.

BATHROOM WC, hand basin and bath with shower attachment. Tiled at bath and shower. Extractor fan. Wall mounted Dimplex.

BEDROOM Double fitted wardrobe.

BEDROOM Single wardrobe.

EPC Rating: C

Council tax band: C

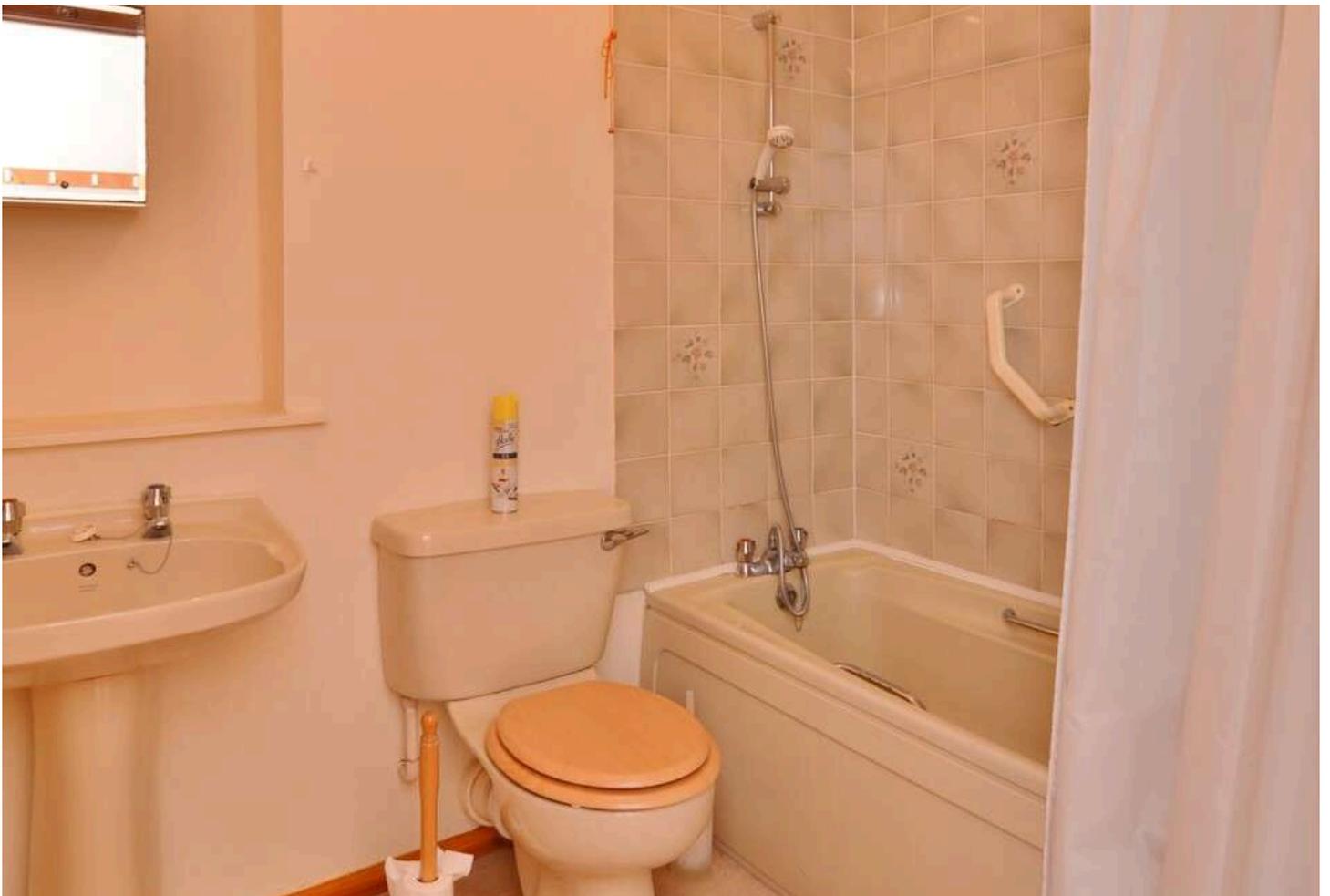












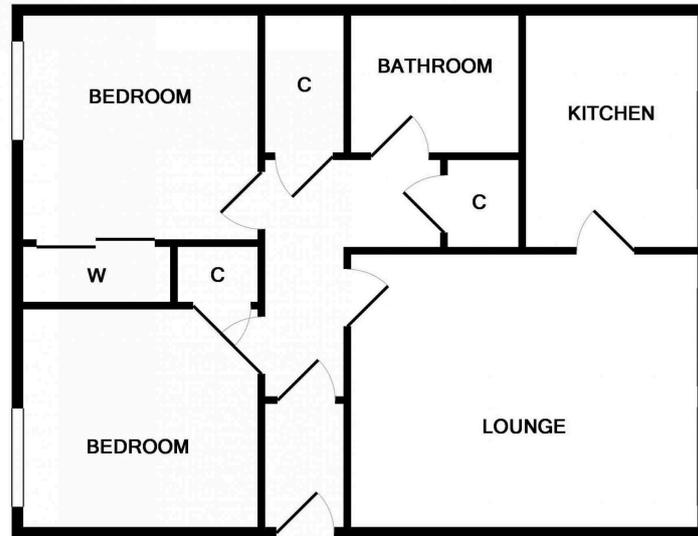
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Lounge 12'0 x 15'1

Kitchen 9'7 x 7'7

Bathroom 7'2 x 5'6

Bedroom 10'3 x 9'10

Bedroom 10'3 x 9'8

#### YOUR PROPERTY SPECIALISTS

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