

Blackadders



40 Ericht Court, Upper Mill Street, Blairgowrie, PH10 6AE

Second Floor Apartment
Prestigious Retirement Complex
Fantastic River Views
Lounge/Dining Area
Kitchen

Double Bedroom
Shower Room
Elec Heat, Dbl Glaz
Secure Entry System
Ample Parking



Offers Over **£80,000**

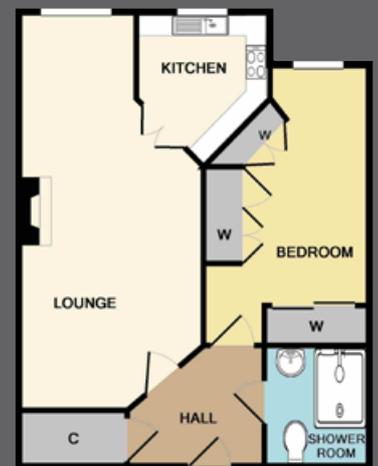


This is a generously proportioned one bedroom second floor apartment located within a prestigious retirement complex. With its central location and fantastic river views, most of the town's amenities, including supermarkets, shops and restaurants are within walking distance.

The accommodation comprises: large lounge/ dining area, kitchen with integrated hob/oven, double bedroom with fitted wardrobes, shower room, and large walk in storage cupboard. The

property also benefits from double glazing and electric storage heating. Entry to the building is via a security entry system and the complex also benefits from an onsite warden and communal lounge areas for socialising. It should also be noted that the minimum age restriction for the complex is 60.

Externally, the well maintained courtyard offers ample parking for residents and visitors.



ACCOMMODATION

(measurements are approx)

Lounge	3.27m x 7.01m	(10'9" x 23'0") at widest points
Kitchen	2.18m x 2.33m	(7'2" x 7'8") at widest points
Bedroom	2.95m x 4.13m	(9'8" x 13'7") at widest points
Shower Room	1.83m x 2.07m	(6'0" x 6'9")



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