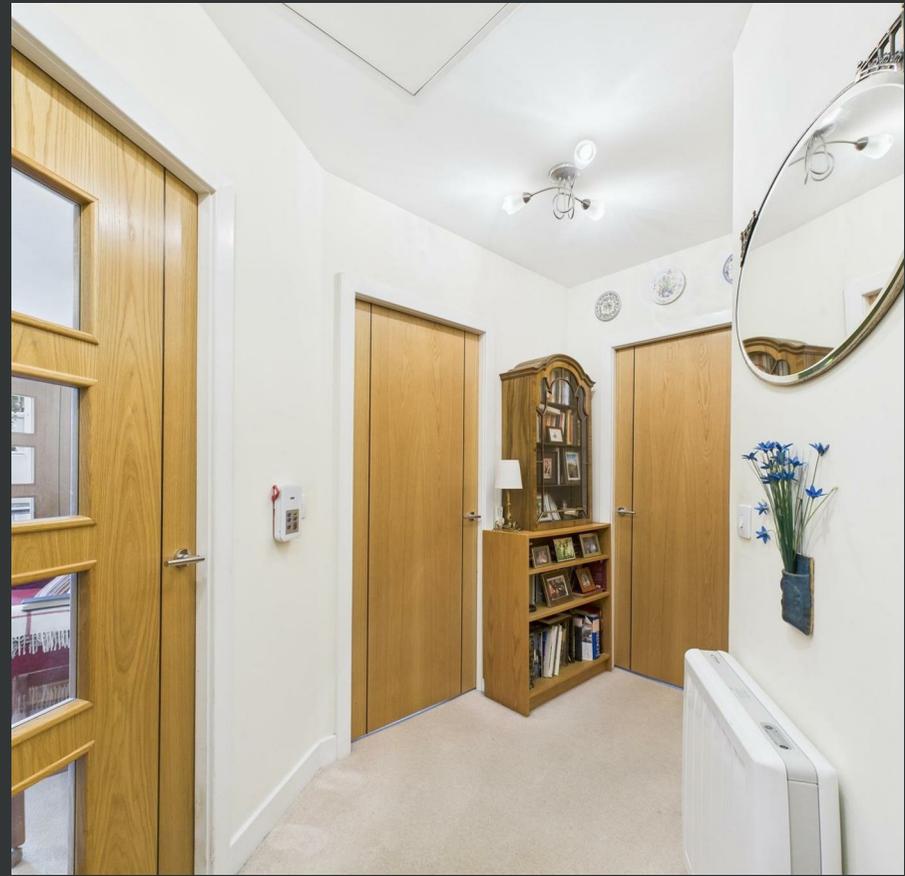




**33 Darroch Gate Coupar Angus Road, Blairgowrie, PH10 6GT**  
**Fixed Price £198,000**

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# 33 Darroch Gate Coupar Angus Road Blairgowrie, PH10 6GT

Fixed Price £198,000

- Two generous double bedrooms
- Modern kitchen with appliances
- Lovely open aspect to the front
- House manager and 24-hour emergency system
- Beautiful communal gardens with seating
- Bright and spacious living/dining room
- Master bedroom with en-suite shower room
- Secure entry and lift access
- Homeowners' lounge and guest suite
- On site parking available

Welcome to 33 Darroch Gate – a beautifully presented two-bedroom apartment set within a sought-after retirement complex in Blairgowrie. With secure entry, lift access to all floors and a private parking located immediately next to the entrance to the building, the property has been designed for comfort and convenience throughout. This stylish second-floor property also offers generous room sizes and a light-filled layout with all the perks of modern independent living.

The spacious lounge/dining room provides a calm and inviting space, perfect for relaxing or entertaining, and enjoys a pleasant outlook through large windows. The adjacent contemporary kitchen is well-equipped with ample units, integrated appliances, and ample surface space. Both bedrooms are generous doubles, with the main bedroom featuring a walk-in wardrobe and a modern en-suite shower room. A second, equally stylish shower room is located off the hallway for added convenience - as well as a large storage cupboard. The development offers secure entry, lift access, an attractive and popular homeowners' lounge, a guest suite for visitors, house manager, and beautifully maintained communal gardens with seating areas – perfect for socialising or enjoying the fresh air. There is also on site parking available for residents.

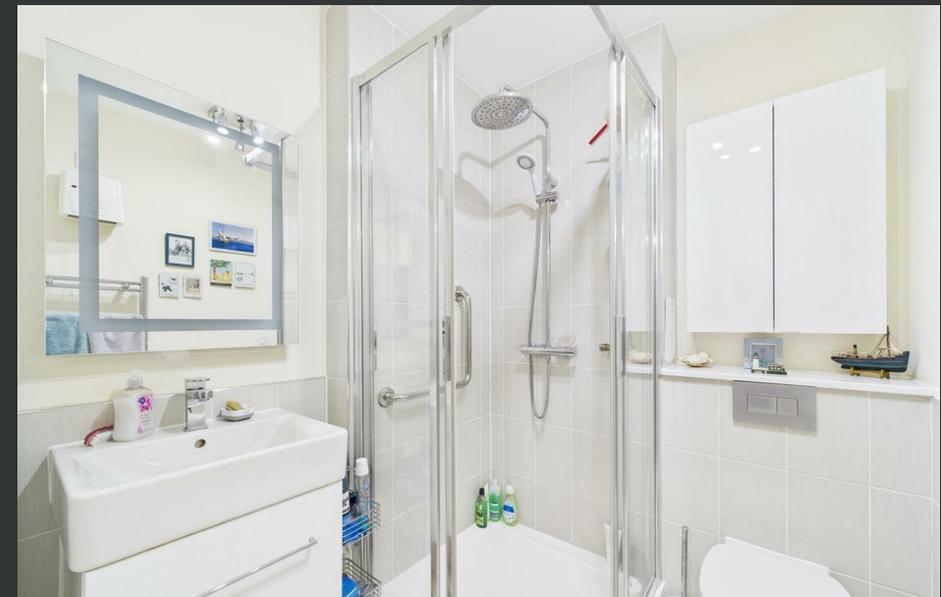
A monthly service charge of £255 covers the 24 hour "Careline" service and Development Manager. It also covers buildings insurance, all external maintenance including window cleaning, gardening and landscaping, the cost of heating and lighting the corridors, the Residents' Lounge, and other communal areas.



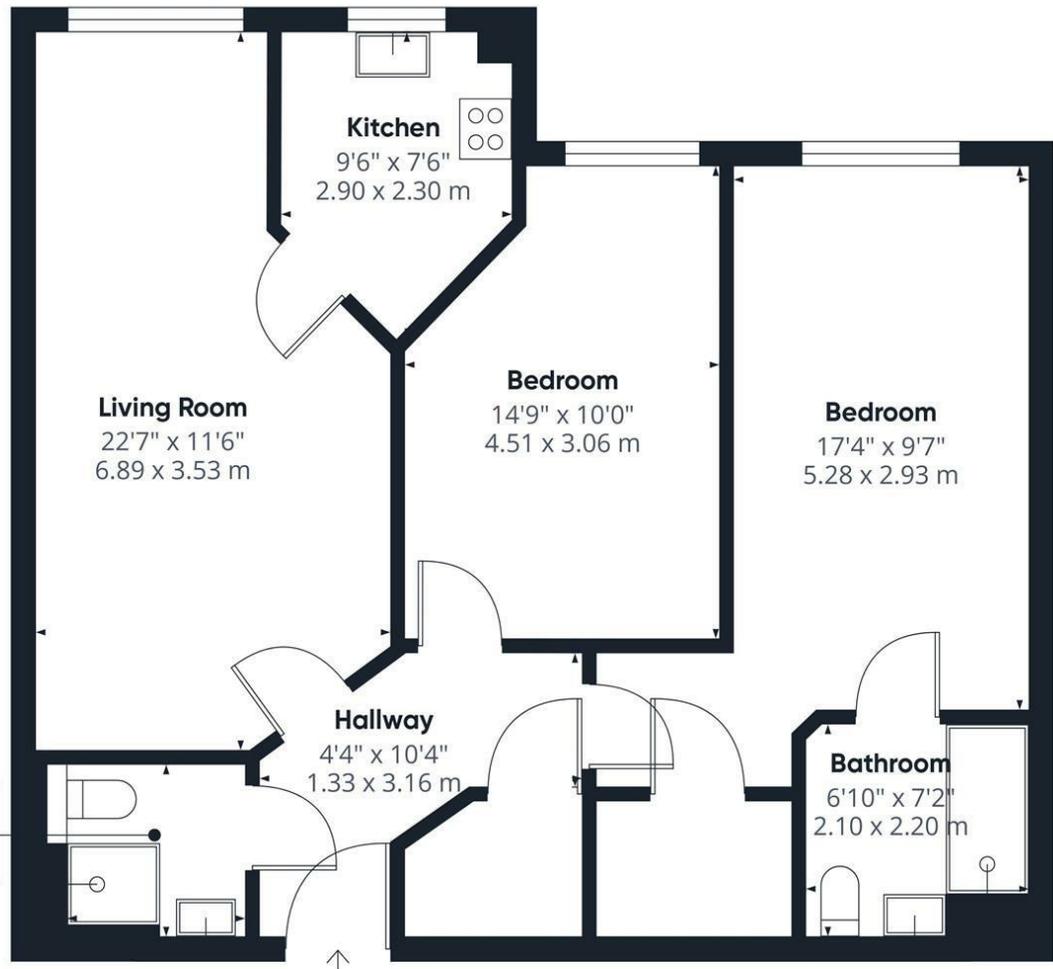


## Location

Darroch Gate enjoys a prime location just off Coupar Angus Road in Blairgowrie, one of Perthshire's most welcoming towns. The development is ideally placed within walking distance of local shops, supermarkets, medical centres, cafés and the weekly market in the town square. Public transport links are excellent, with regular bus services to Perth, Dundee and beyond. Surrounded by scenic countryside and the River Ericht, Blairgowrie also offers an active community, excellent golf courses and riverside walks, making it a popular choice for retirees seeking a peaceful yet well-connected setting.





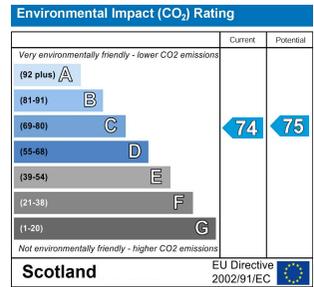
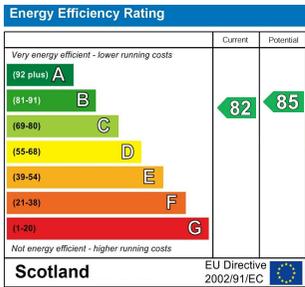
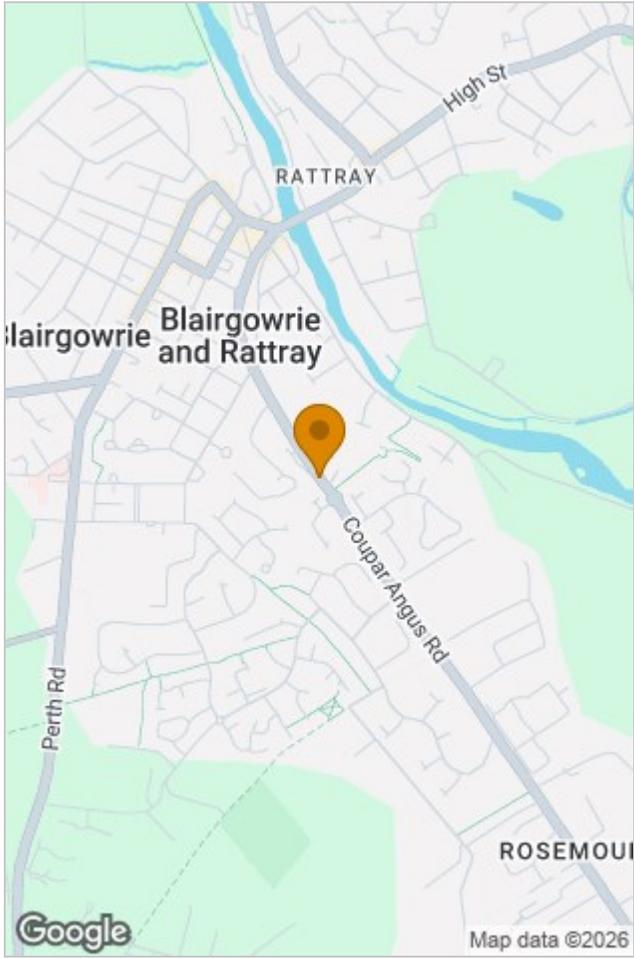


Approximate total area<sup>(1)</sup>  
806 ft<sup>2</sup>  
74.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Viewing**

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

