



Flat 31 Ericht Court, Upper Mill Street, Blairgowrie, PH10 6AE
Offers over £125,000

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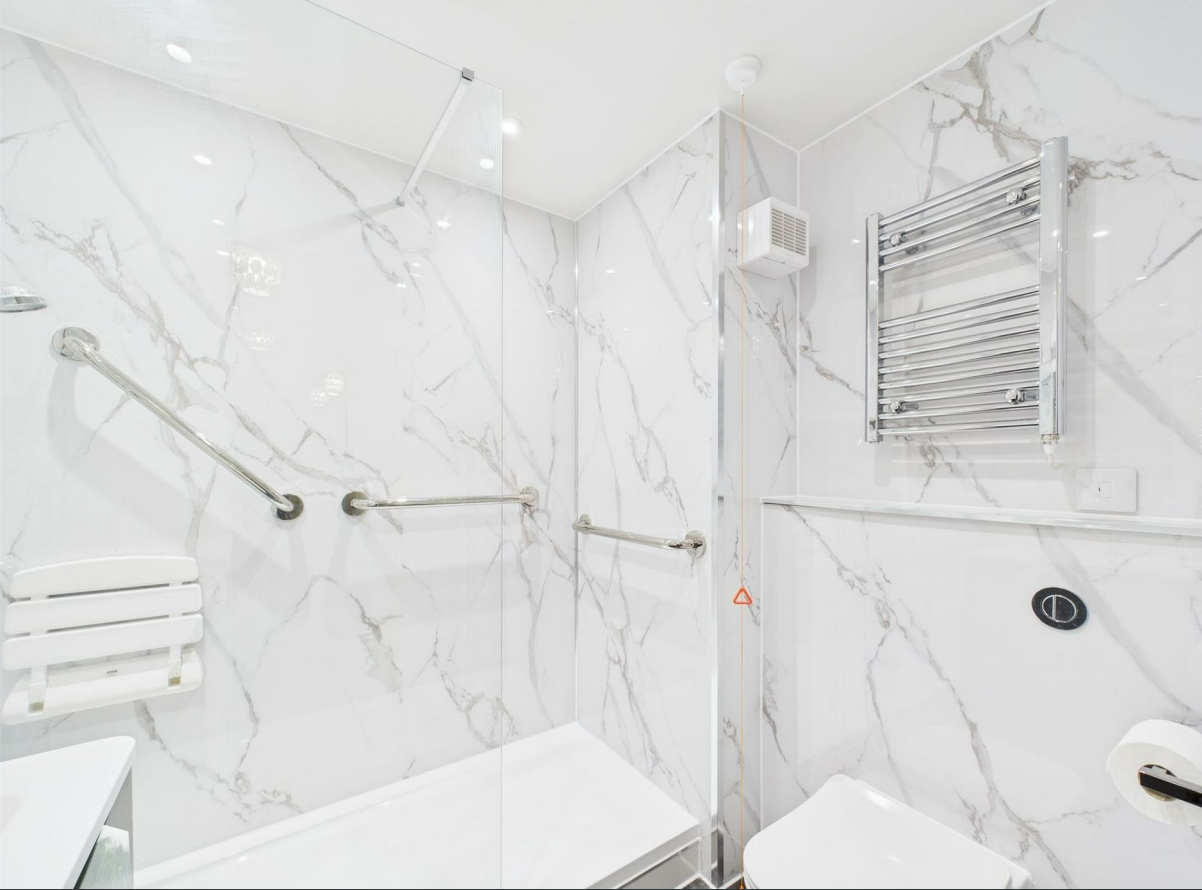
Offers over £125,000

- Two-bedroom retirement apartment
- Spacious lounge/dining room with Juliet balcony
- Two double bedrooms with built-in storage
- Secure entry system and lift access
- Residents' parking available
- Popular Ericht Court development
- Modern fitted kitchen with oven and hob
- Contemporary shower room
- Attractive communal gardens and lounge
- Central Blairgowrie location, close to shops and amenities

Flat 31, Ericht Court, is a bright and spacious two-bedroom retirement apartment situated within a highly regarded development in the heart of Blairgowrie. Designed for independent living within a welcoming community, the property offers generous room sizes, well-maintained interiors, and access to beautifully landscaped communal gardens.

The accommodation is accessed via a secure entry system and comprises a welcoming hallway with a large storage cupboard, a generously proportioned living/dining room with feature fireplace, and a Juliet balcony overlooking the gardens. The modern kitchen, accessed directly from the lounge, is well fitted with a range of wall and base units, worktop space, and integrated oven with hob. There are two good-sized double bedrooms, both with built-in storage, while the principal bedroom benefits from mirrored wardrobes. A modern shower room, complete with walk-in cubicle, WC, and wash basin, completes the interior. Residents of Ericht Court enjoy the use of attractive communal lounges, landscaped gardens, residents' parking, and the reassurance of a 24-hour emergency pull-cord system. A house manager is also available during weekdays, offering additional support when needed. Located just a short walk from Blairgowrie town centre, the apartment combines convenience, comfort, and security, making it an ideal choice for those seeking to downsize or retire in a friendly and well-established community.



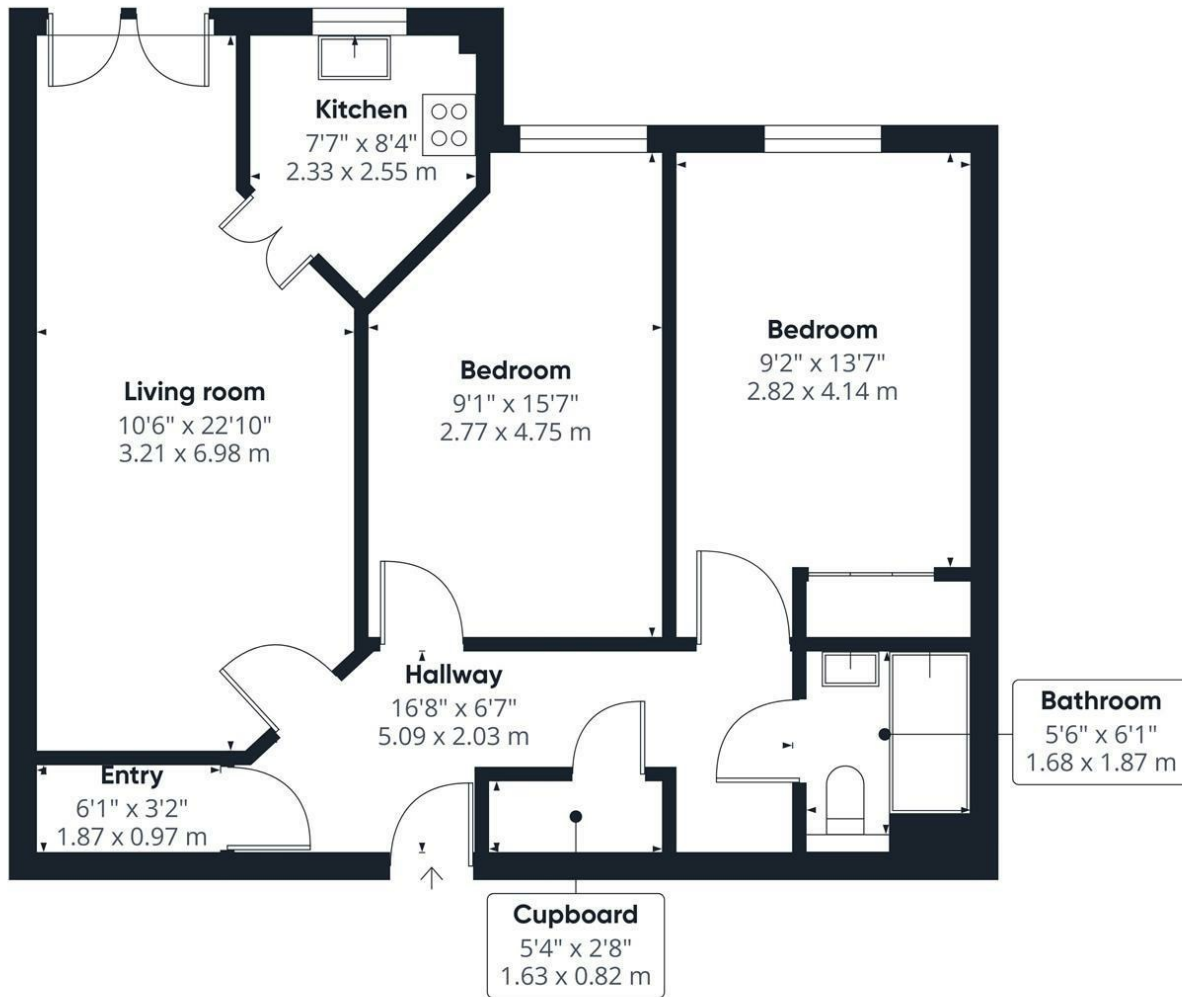


Location

Situated in the popular town of Blairgowrie, Ericht Court enjoys a central yet peaceful location close to all local amenities. Residents benefit from easy access to a variety of independent shops, supermarkets, cafés, and restaurants, along with leisure facilities and scenic riverside walks along the River Ericht. Blairgowrie is well-known as the gateway to Glenshee, offering year-round outdoor pursuits including skiing, golfing, and hiking. Excellent bus routes connect the town to Perth, Dundee, and further afield, making commuting straightforward. With its blend of convenience, natural beauty, and community spirit, this location is ideal for both relaxation and active lifestyles.





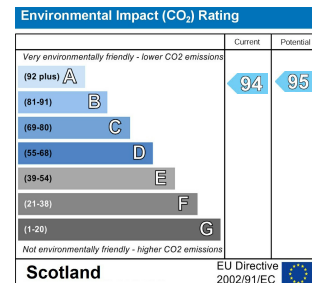
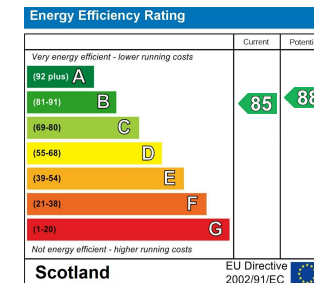
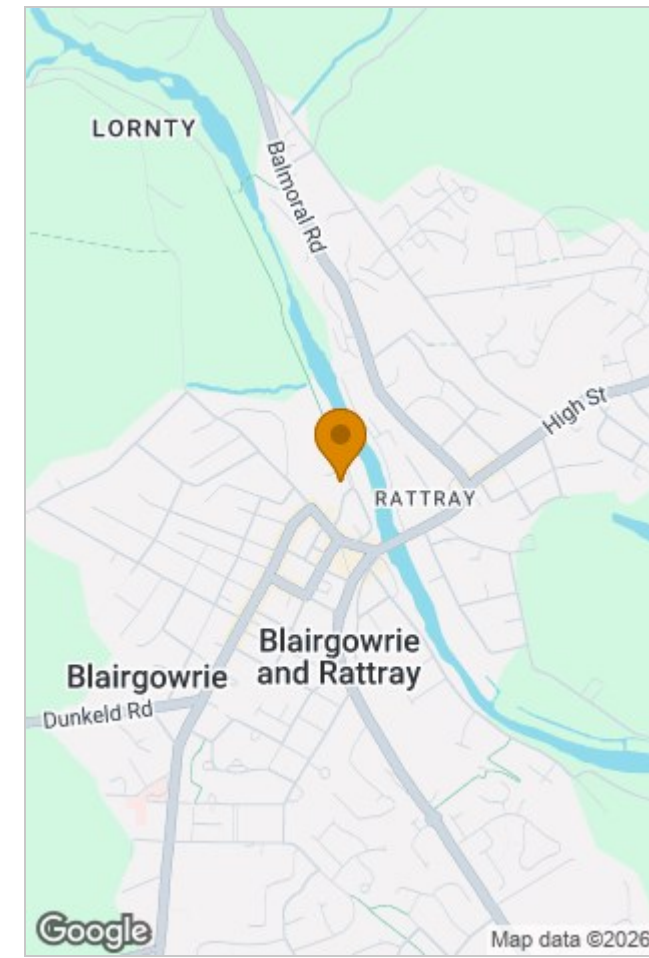


Approximate total area⁽¹⁾
697 ft²
64.7 m²

(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.

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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.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | hello@wearepossible.co.uk

wearepossible.co.uk

