



40 Fishersview Court, Station Road, Pitlochry, PH16 5AN

Offers Over **£225,000**



51 Atholl Road, Pitlochry. PH16 5BU
01796 472606

J&H Mitchell^{WS}
SOLICITORS & ESTATE AGENTS
— Since 1836 — 



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Station Road,
Pitlochry,
PH16 5AN**

Offers Over
£225,000

J&H Mitchell are delighted to bring to market this well-presented two bedroom apartment in a popular McCarthy & Stone retirement home.



This bright and spacious property is situated on the second-floor and the accommodation comprises entrance hall; generous living/dining room with fully-fitted kitchen off; large double bedroom with built-in mirrored wardrobes; another good-sized double bedroom; and four-piece shower room comprising WC, wash hand basin, bath and separate walk-in shower. A large cupboard within the hallway provides for ample storage, and the property benefits from electric heating and double glazing throughout.



Fishersview Court was built in recent years by McCarthy & Stone to a high standard and boasts excellent facilities including a lift, Development Manager, residents lounge, laundry, communal gardens and parking - although at present there is a waiting list for a space.



Generally the complex offers independent retirement living and proprietors come and go as they please. In the case of single occupancy a purchaser must meet the statutory age requirement, which is 60 years old. In the case of a joint occupancy at least one occupier should have reached the age of 60 and the other occupier 55.



There is a maintenance fee of approximately £65 per week to cover the cost of maintaining communal areas, lift servicing, ward & call systems, window cleaning etc. Viewing is highly recommended and strictly by appointment.

Hallway (17' 6" x 3' 4") or (5.34m x 1.02m)

Storage room (8' 6" x 4' 8") or (2.59m x 1.42m)

Living Room (23' 11" x 12' 9") or (7.29m x 3.88m)

Kitchen (9' 10" x 7' 9") or (3.00m x 2.35m)

Bedroom 1 (16' 10" x 10' 0") or (5.12m x 3.06m)

Bedroom 2 (15' 11" x 9' 9") or (4.85m x 2.96m)

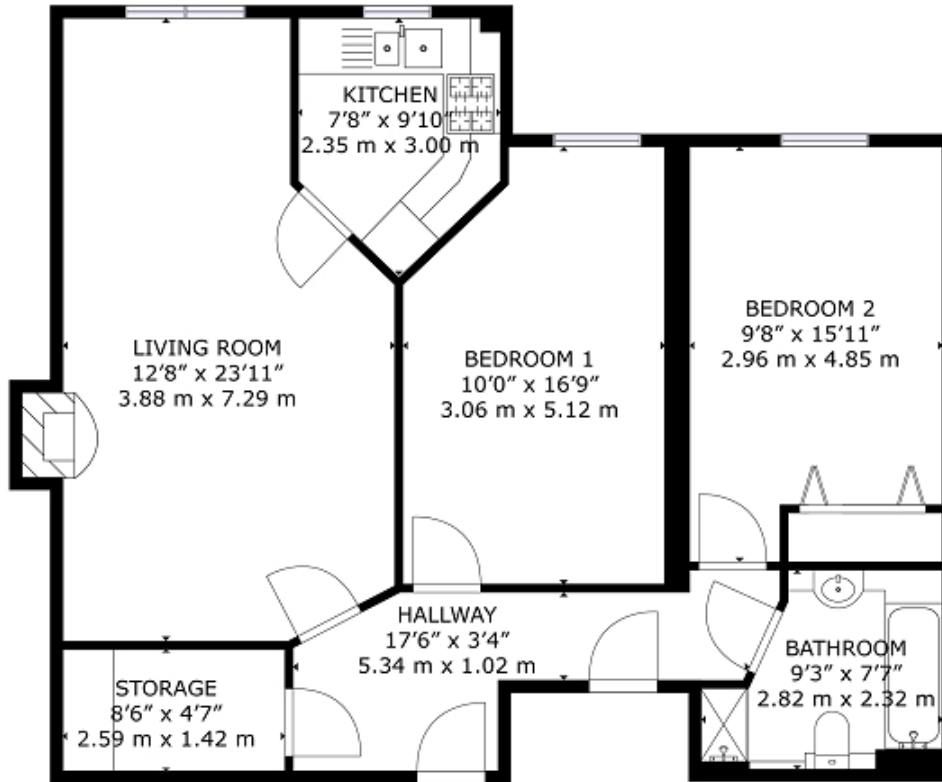
Bathroom (9' 3" x 7' 7") or (2.82m x 2.32m)



Directions

From our office continue along Atholl Road into the centre of town. Turn left at Macnaughtons of Pitlochry onto Station Road where you will find the entrance to Fishersview Court on your left, just before the train station.






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GROSS INTERNAL AREA
TOTAL: 871 sq.ft, 81 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

J H Mitchell
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