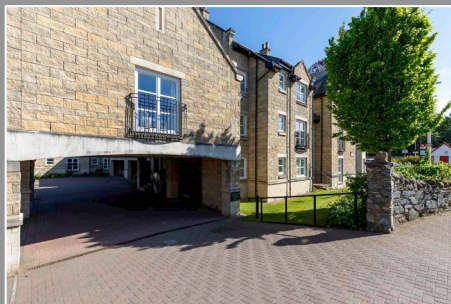




4 Fishersview Court, Pitlochry, PH16 5AN
Offers Over £150,000



51 Atholl Road, Pitlochry, PH16 5BU
01796 472606

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





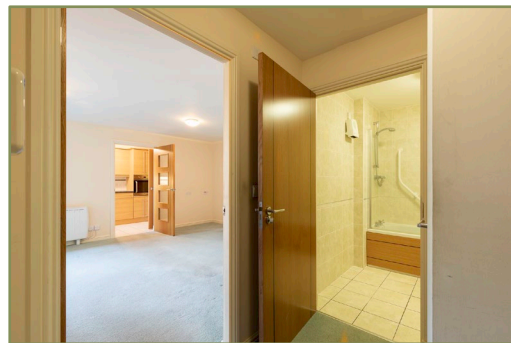
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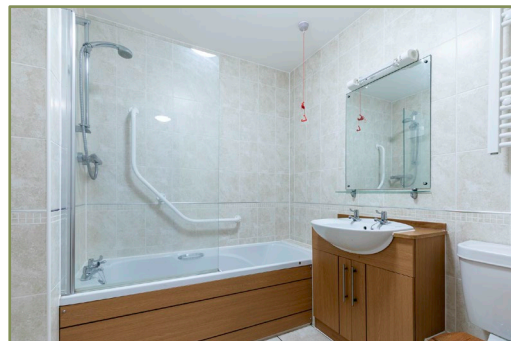
J&H Mitchell are pleased to bring this desirable one bedroom flat located in this popular retirement complex in Pitlochry to the market.



The flat is situated to the quiet rear of the building. It consists a bright living room with electric fire and full height window looking out onto a small flower border. The kitchen has a good range of wood effect wall and floor units. There is an integrated fridge-freezer, ceramic hob with extractor and space for an eye level integrated oven. Additionally, there is a large storage cupboard which also contains the water heater and fuse box.



The good sized double bedroom has built in mirrored wardrobes and the bathroom is fully tiled and consist of a bath with shower over, wc, whb and heated towel rail. Additionally there is storage cupboard in the hallway.

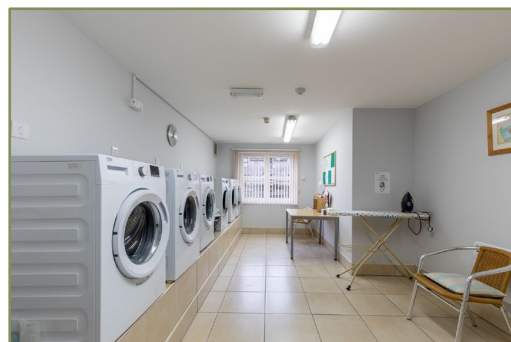


Fishersview Court was built by McCarthy & Stone to a very high standard and includes excellent facilities, including a lift, resident's lounge, laundry and communal gardens. There is also a small guest room within the building residents can book on a first come first served basis.



There is parking at the property although there is usually a waiting list for a designated space. The complex has a development manager who looks after the general running of the building but who does not provide nursing or personal care.

In general, the complex offers independent retirement living and proprietors can 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 joint occupancy at least one occupier should have reached the age of 60 and the other the age of 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.

Directions

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



Dimensions

Hallway (6' 7" x 6' 3") or (2.00m x 1.90m)

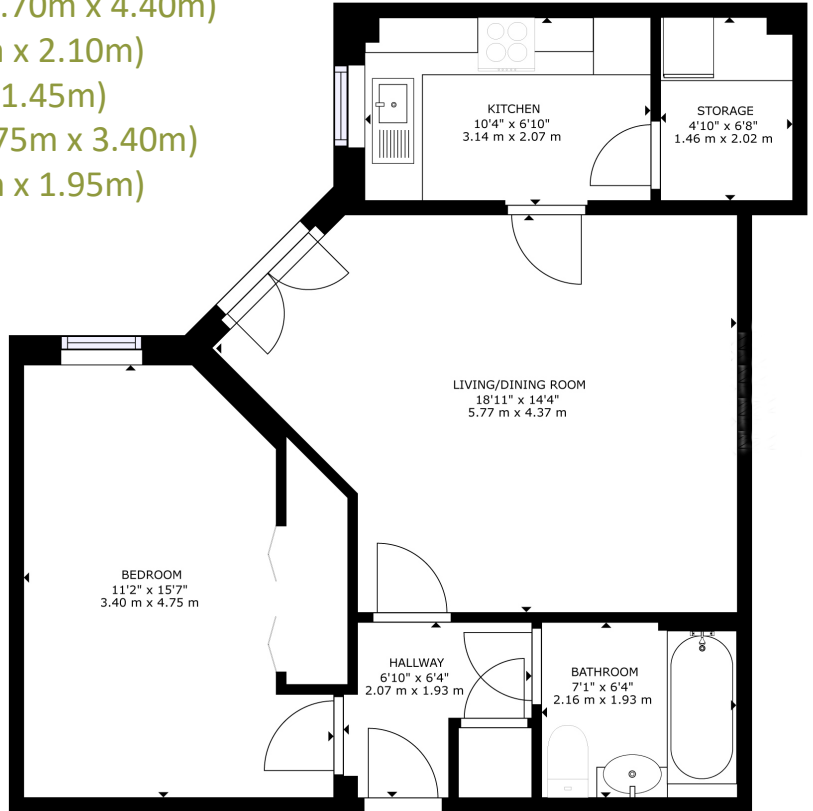
Living Room (18' 8" x 14' 5") or (5.70m x 4.40m)

Kitchen (10' 4" x 6' 11") or (3.15m x 2.10m)

Storage (6' 7" x 4' 9") or (2.00m x 1.45m)

Bedroom 1 (15' 7" x 11' 2") or (4.75m x 3.40m)

Bathroom (7' 1" x 6' 5") or (2.15m x 1.95m)



4 Fishersview Court Pitlochry PH16 5AN

GROSS INTERNAL AREA
FLOOR 1: 612 sq. ft. 56.86 m²
TOTAL: 612 sq. ft. 56.86 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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info@jandhmitchell.com

These particulars have been prepared in all good faith to give a fair overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise not that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matter prior to purchase. Any areas, measurements or distances referred to are given as a guide only. Purchasers must satisfy themselves as to all items included in the particulars.