



18 Aldour Gardens Pitlochry | PH16 5BD

- RECEPTION ROOMS 1 RETIREMENT DEVELOPMENT
- BEDROOMS 2 $\frac{1}{4}$ SHARE OWNERSHIP
- BATHROOMS 1 COMMUNAL GARDENS



OFFERS OVER
£35,000

18 ALDOUR GARDENS

We are delighted to bring to the market a fabulous opportunity to purchase a 25% share of a highly desirable first floor 2-bedroom retirement flat in the popular Aldour development. The property is accessed through a secure entry door system to a communal area and stairwell which is shared with three other flats in the block. The flat offers a good-sized living room, fitted kitchen, two bedrooms with built in wardrobes, which look out over the beautifully kept gardens, and a modern shower room.

An occupancy charge of £279.29 and a management & admin fee of £80.79 is payable monthly and all residents must have reached the age of 55 years. Buildings insurance, routine maintenance of the external paintwork and the upkeep of the garden grounds is included in the occupancy charge and within the complex there are drying greens and communal lounges which host coffee mornings and other events.

LOCATION

Pitlochry is a popular tourist destination in the heart of Highland Perthshire.

Located just off the A9, it is easily accessible by road and rail with good bus services and direct train services to London and Inverness including the Caledonian Sleeper Service.

The town benefits from a good variety of shops, restaurants and cafes, a medical centre, community hospital, veterinary surgery, town hall, leisure centre and an all-through school from 2-16 years, plus many attractions including Pitlochry Festival Theatre, The Dam Visitor Centre and Salmon Ladder and a good network of walking & cycle routes.





DIRECTIONS

From our office in Pitlochry, head south in the direction of Perth along Atholl Road which then turns into Perth Road. After passing the BP fuel station on your right, take the next right into Duke of Edinburgh Drive and turn immediately left into Aldour Gardens. The property is in a block of four flats which are clearly numbered.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale unless otherwise stated.

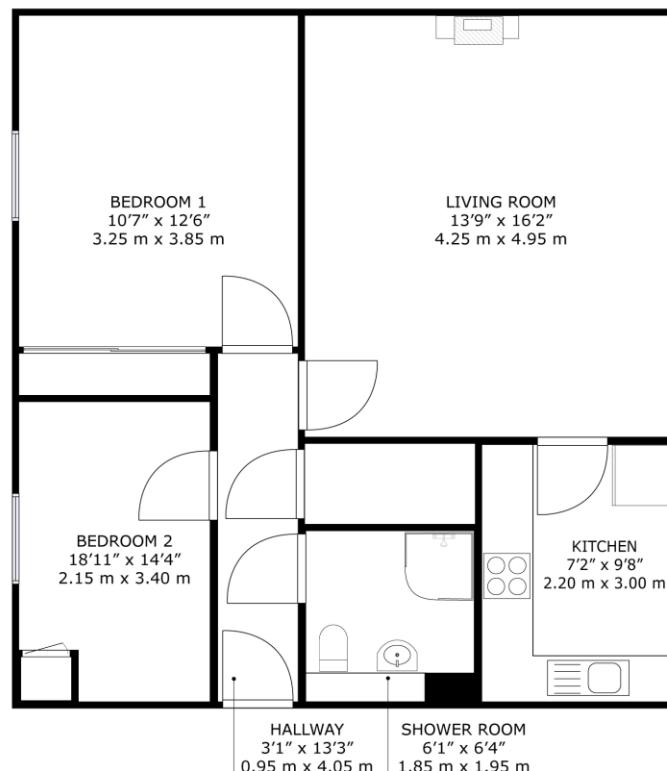
VIEWINGS

By appointment with J & H Mitchell Solicitors & Estate Agents.

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EPC RATING C

COUNCIL TAX BAND C



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GROSS INTERNAL AREA
TOTAL: 680 sq.ft, 63.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Whilst every attempt has been made to ensure the accuracy of the details in these sales particulars, any measurements of doors, windows, rooms, other items and distances are purely for illustrative purposes and should be taken as a guide. Nothing in these particulars is a statement as to the structural condition of the property, poor or otherwise, nor that any services, appliances, facilities or equipment are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.