

54 Earnbank, Bridge of Earn, Perth



Andersons

Law Location Life

54 | Earnbank | Bridge of Earn | Perth

A beautifully presented First Floor Apartment within a much sought-after retirement development. These properties provide a lifestyle suitable for those who wish to live independently in their retirement but with every home comfort. Designed exclusively for the over 50's the development gives you the benefit of owning your own home free from the worries of external maintenance or gardening. There is also support available with a house manager during the day and 24-hour emergency call assistance should you require this facility day or night.

As well the apartment itself there are also communal amenities including a Residents Lounge, bookable guest suite and communal gardens.

The property comprises; Entrance Vestibule, Hallway, Sitting Room, Kitchen, 2 Double Bedrooms & Shower Room.

Viewing of this property is strictly by appointment and can be arranged by contacting the selling agents.





Accommodation

Entry

From the front via a well presented communal hallway/stairwell, into the entrance vestibule. There is a door providing access into the hallway. The Hallway provides access to the sitting room, bedrooms and shower room. There are two large storage cupboards and carpeted flooring.

Sitting Room

A bright reception room with sliding patio doors to the front onto a Juliet balcony. There is wood flooring and door to the kitchen.

Kitchen

Fully fitted contemporary styled kitchen with units at base and wall levels. There is a fitted oven, hob and extractor fan, with space for a fridge/freezer and washing machine. Additionally there are modern worktops, attractive unit underlighting, window to the front, wood flooring and a stainless steel sink and drainer.

Master Bedroom

A double bedroom with window to the rear. There is a fitted double wardrobe with sliding mirrored doors and carpeted flooring.

Shower Room

A modern shower room comprising; low level built in wc, pedestal wash hand basin, walk in shower and tiled flooring. There is a window to the side.

Bedroom 2

A double bedroom with a window to the rear, shelved storage and carpeted flooring.

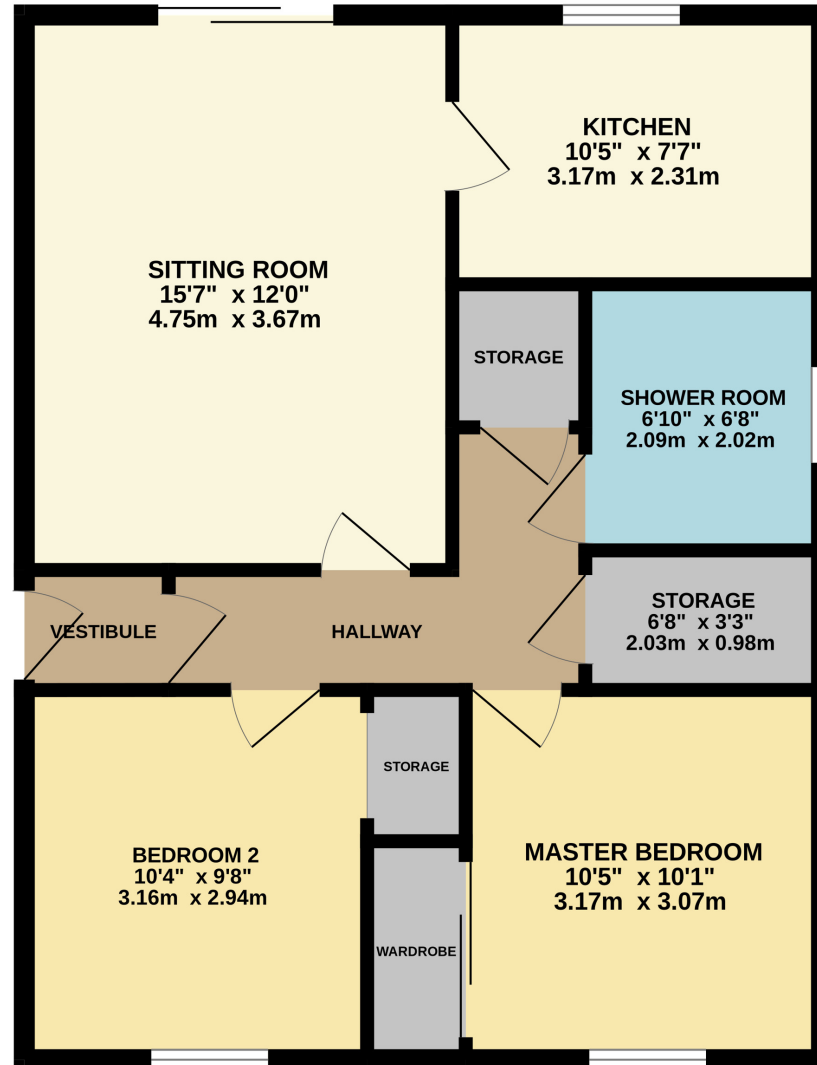
Communal Gardens & Parking

There are large communal grounds maintained by a factor, consisting of lawn areas and there is also a large River Earn side deck. Resident's and visitor's parking is available to the side of the building.

Factoring Charges

There are factoring charges with these properties and currently this cost in the region of £170 per calendar month.

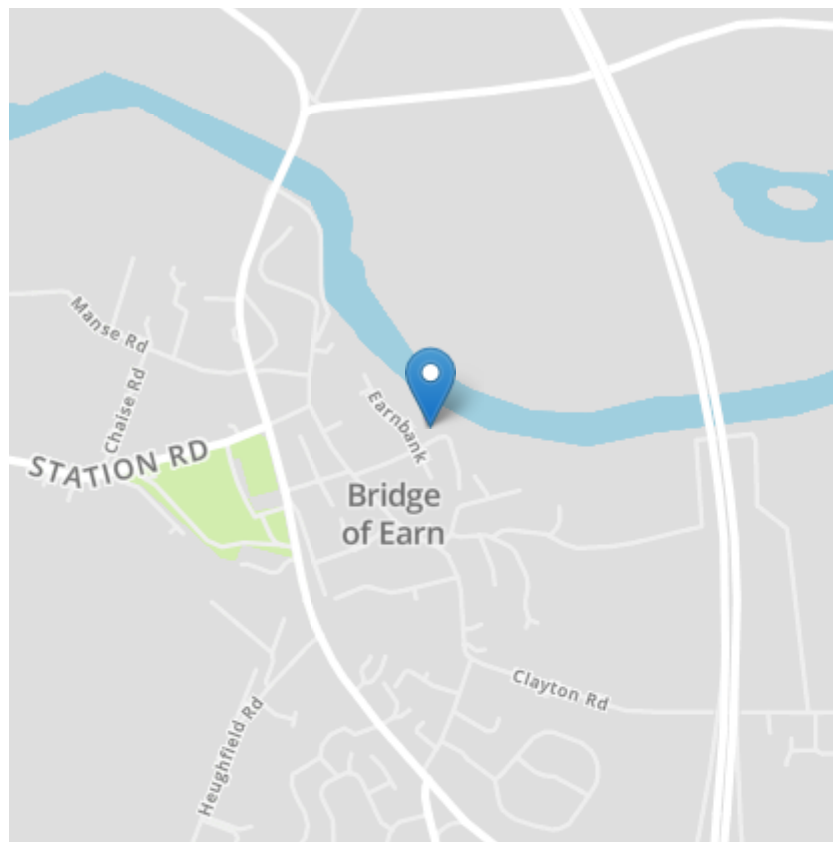
GROUND FLOOR





EARNBANK, PERTH - A BETTER PLACE TO LIVE

Bridge of Earn is a desirable small town, surrounded by scenic countryside and offering a range of outdoor pursuits and ample local amenities including a supermarket, bakery, hairdressers and a health centre. There are convenient road links via the M90, providing easy access to Perth, Edinburgh and further afield, with regular rail services from Perth.



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Notes of Interest and Offers

All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

