

**316 Knights Court  
North William Street,  
Perth, PH1 5NB**

**JAMESON  
+ MACKAY**  
SOLICITORS AND ESTATE AGENTS



- + *Centrally located, retirement development*
- + *Beautiful communal gardens*
- + *Friendly, well catered complex*
- + *Fixed Price £93,000*



**1**

Public Rooms



**1**

Bedrooms



**1**

Bathrooms

**T: 01738 630 350**

## Accommodation

A beautifully presented 1 bedroom 2nd floor apartment located within a friendly, sought after McCarthy Stone retirement development.

This development is in a particularly advantageous position right in the city centre. Benefitting from being on the communal garden side of the building, this is a peaceful apartment. There is a lift, 2 stairwells to all floors, an alarm system, known as Appello, operated via the Red Pull Cords, for emergency help to be summoned and CCTV. The apartment itself is heated by electric storage heaters and benefits from double glazing.

As this is a retirement complex, the minimum age for a single person is 60 and 55 for a couple. Providing that one partner is at least 60.

The accommodation on offer comprises an entrance hall with large walk in cupboard giving copious storage. Accessed from the spacious living room via glass panelled doors is the bright airy kitchen with plentiful wall and base unity, with windows overlooking the beautifully maintained communal garden

below. The kitchen offers ceramic hob and electric oven with extractor hood over. The double bedroom is bright and spacious and contains a large mirrored fitted wardrobe. The bathroom is wet walled with a large electric walk in shower and over mirror lighting.

The apartment is complimented by a large residential lounge where frequent "get togethers" are held. There is a communal laundry room where residents have access to washing machines and tumble dryers for their own laundry. There is a helpful house manager and care line service; attractive well maintained gardens and a resident's car park. There is an annual factoring charge for these together with the general maintenance and cleaning of the building, communal areas and the buildings insurance is currently approx. £1500p/annum.

Ideally located in the centre of Perth, the property is on the doorstep of many local amenities including the Perth Theatre and Concert Hall and the restaurant quarter, with only a short walk to the bus and railway stations.

EPC: C

Council Tax Band: C









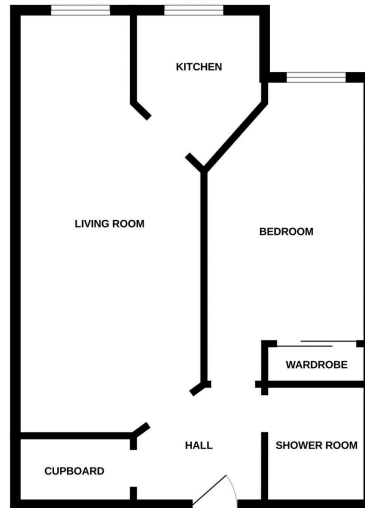




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SECOND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and area items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and appearance of the property may vary from the floorplan and no guarantee as to their quantity or efficiency can be given.  
Made with SketchUp

ALL MEASUREMENTS APPROXIMATE

Living Room 7.076 x 3.233

Kitchen 2.526 x 2.296

Bedroom 4.108 x 2.825

Bathroom 2.066 x 1.644

Measurements from widest point of room

YOUR PROPERTY SPECIALISTS

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