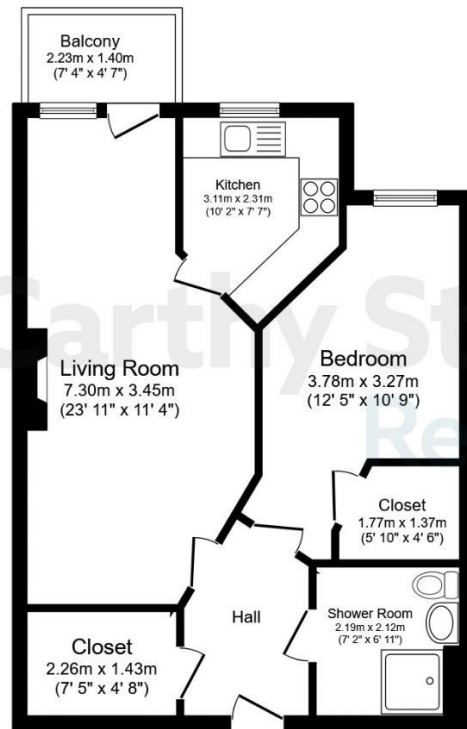


43 Conachar Court

Isla Road, Perth, PH2 7GZ



Total floor area 54.8 sq.m. (590 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		82	86
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		93	94
		EU Directive 2002/91/EC	



Offers over £190,000 Freehold

Superb one bedroom retirement apartment benefitting a balcony with views of the River Tay and surrounding area. Perth town centre is within walking distance and there are local amenities including a convenience store close by and good transport links.

Call us on 0345 556 4104 to find out more

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# Conachar Court, Isla Road, Perth

## Summary

Conachar Court was purpose built by McCarthy & Stone for retirement living situated beside the River Tay in a sought after location. The modern development with secure entry phone system consists of 50 one and two-bedroom retirement apartments for the over 60's or 60 and 55 if a couple. There is a House Manager on site and a 24-hour emergency call system, provided via a personal pendant alarm and with call points in the bathroom or shower room.

There is a lift servicing all floors. The welcoming and spacious Homeowners lounge with separate kitchen facility is a great space for an impromptu get together, social events and celebrations with your new neighbours. The second floor is where you will find the relaxing sun lounge and roof terrace overlooking the River Tay. There is a guest suite for your family and friends who wish to stay (additional charges apply) and subject to availability.

Additional amenities include the laundry room and toilet facility. Entrance to the development is situated within a courtyard setting with attractive and well maintained landscaped gardens and parking.

## Local Area

Conachar Court is situated in Perth, a picturesque city in central Scotland on the banks of the River Tay. Given city status in 2007 yet still retaining its town like charm, Perth is host to an excellent selection of independent boutiques, high street shops and amenities not far from the development.

Homeowners can enjoy access to a wide range of leisure facilities, with indoor and outdoor bowling, a swimming pool and both North Inch and King James VI Golf Clubs within a couple of miles. For those with a passion for history, there is an excellent museum as

well as a number of historic sites nearby to explore.

With regards to transport links, Perth's locals boast that you can reach anywhere in mainland Scotland within two hours'. There are excellent road and rail connections, it is easy to see why Perth is considered a transport hub for journeys across Scotland. Living in Perth, our homeowners will have access to some of the most beautiful natural scenery Scotland has to offer, from rich agricultural fields to the stunning views of the mountains in the Southern Highlands.

## 43 Conachar Court

Apartment 43 is ideally located on the second floor next to the communal sun room and roof terrace, in addition to having your own balcony to enjoy the views across the River Tay and beyond. The lift is close by for access to the communal facilities on offer, including the residents' lounge.

## Entrance Hall

There is a welcoming entrance hall and a good sized walk-in storage/airing cupboard. The hallway includes a secure door entry system, illuminated light switches, 24 hour Tunstall emergency response pull cord system and smoke detector. The hallway provides access to the bedroom, shower room and living room.

## Living Room

Well presented living room with space for dining and benefits a balcony with superb views overlooking the River Tay and beyond. There are ample raised electric power sockets, two ceiling lights, TV and telephone points. Fitted carpets, and partial glazed door lead onto a separate kitchen.

## Kitchen

Fully fitted contemporary kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and dishwasher. There is a

# 1 Bed | Offers over £190,000

vertical blind, under pelmet lighting and a floor level heater.

## Bedroom

Spacious double bedroom with a generous walk-in wardrobe with hanging rails, shelving and storage above. There are ceiling lights, TV and phone point.

## Shower Room

Well appointed shower room, fully tiled and fitted with suite comprising of a generous walk-in shower, WC, vanity unit with sink and illuminated mirror above.

## Service Charge

The service charge for the year ending 31/8/2026 is £2,879.16 per annum for a one bedroom apartment.

- Cleaning of communal windows
  - Electricity, heating, lighting and power to communal areas
  - 24-hour emergency call system
  - Upkeep of gardens and grounds
  - Repairs and maintenance to the interior and exterior communal areas
  - The contingency fund covers the long-term maintenance of the development, including internal and external redecoration of the communal areas.
- There is a 1% contingency fee applicable upon Resale.
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charge and contingency fee, please contact your Property Consultant or House Manager.

## Inclusions & Notes

Inclusions: Carpets and integrated appliances

Services provided:

- Part Fibre & Copper Broadband available (Check <https://www.openreach.com/fibre-checker/standard-broadband> for speeds)
- Mains water and electricity
- Electric room heating
- Mains drainage

## Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

