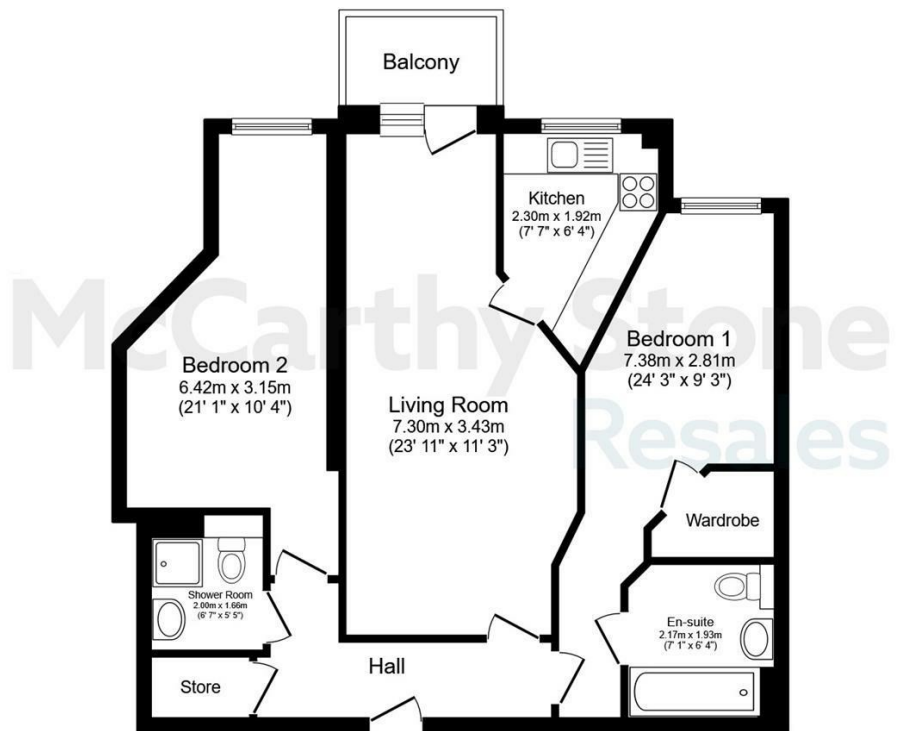


Flat 9, Conachar Court

Isla Road, Perth, PH2 7GZ



Council Tax Band: E



| 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                                    |  | 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  |  | EU Directive 2002/91/EC |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Offers over £295,000 Freehold

\*\* CLOSING DATE FRIDAY 27TH JUNE 2025 AT 12 NOON \*\*Generous two bedroom apartment benefitting a south west facing 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 built by McCarthy & Stone purpose built 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 hall, and bathroom/shower room. There is a lift servicing all floors. The welcoming and spacious residents' lounge with separate kitchen facility is a great space for impromptu get togethers, 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). 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.

### 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.

Residents 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 Perth Museum showcasing the Stone of Destiny 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.

### 9 Conachar Court

Apartment 9 faces west and is located on the upper ground

floor level with a south west facing balcony and comprises of a living room, separate kitchen, two bedrooms with one ensuite, shower room and entrance hall with storage. The apartment is ideally placed for easy access to the homeowners' lounge, laundry room and the communal lift to access the sun room and roof terrace overlooking the River Tay.

### Entrance Hall

The welcoming entrance hall has a secure camera intercom system. There is a good sized walk-in storage/airing cupboard. The hallway includes illuminated light switches, 24 hour emergency response pull cord system with pendants provided and a smoke detector. The hallway provides access to the bedrooms, living room and shower room.

### Living Room

Lovely bright and spacious living room benefitting a balcony to sit out and enjoy the sunny position overlooking the River Tay and surrounding area. The room has plenty raised electric sockets, attractive light fittings, TV and phone points. The kitchen is located off the living room.

### Kitchen

Fully fitted contemporary kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven and microwave, ceramic hob with extractor hood and fitted integrated fridge, freezer and dishwasher. lighting. The flat is very well placed for the laundry room which it is just across the corridor and has several washing machines, tumble dryers and ironing facilities. There is under pelmet lighting.

### Bedroom En-suite

Generous double bedroom including a walk-in wardrobe with hanging rails, shelving and storage above. There are ceiling lights, TV and phone point. The ensuite is fully tiled and comprises of a bath with screen and overhead rain shower plus a secondary shower head. There is a WC, vanity unit with illuminated mirror above, wall mounted electric towel rail and an emergency pull cord for peace of mind.

### Bedroom Two

Good sized double bedroom with ample room for bedroom furniture. There are plenty electric sockets, electric panel wall mounted heater, TV and phone point.

# 2 Bed | Offers over £295,000

### Additional 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

### Service Charge

- Cleaning of communal and external 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
- 1% Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Service Charges for the year ending 31/8/25 £349.60 per month (£4195.21 per annum)

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

### Residents 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.

