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Plot 17, Penthouse Apartment, River Walk, Blairgowrie

**Luxury Penthouse Apartment
Bright Generously Proportioned Lounge, Balcony
Versatile Gallery
Designer Kitchen
2/3 Bedrooms (master en suite)
Bathroom & Cloakroom
GCH, DG, Security Entry System
Private Parking**

Fixed Price £199,950



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Description

This luxury penthouse apartment is part of an exclusive development on the banks of the River Erich and convenient for the many amenities available close by. Dundee & Perth are both within easy commuting distance.

The penthouse affords spacious and naturally bright accommodation on two levels with a versatile gallery over the generously proportioned lounge. This could be utilised as a separate sitting room, study or another bedroom.

The apartment has been finished to an extremely high standard with quality kitchen and bathrooms and a host of extras expected in a property of this standard.

How to Get There : Approaching the centre of Blairgowrie from Dundee on Coupar Angus Road continue on to Bank Head, Gas Brae and down to the traffic lights. Turn left into Wellmeadow and first right along by the river until reaching Riverside Park. The subjects are situated at the top of the development on the left.

Note: While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

For Viewing & Enquiries:
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Ref:

Accommodation

Entrance Hallway

Solid door gives access to the hallway which has a feature spiral staircase leading to the upper floor level. Doors off to all downstairs accommodation. Fitted carpets. Down lighters.

Lounge

Approx 20'1 x 19'1

An impressive, bright and well proportioned room featuring cathedral style ceiling and gallery above. Patio doors flanked by windows are fitted along one wall with overhead windows allowing in ample natural light. Fitted louvre blinds on patio doors. Additional small window to the side of the property. Patio doors open onto a good sized balcony. Fitted carpet.

Kitchen

Approx 13'8 x 8'1

Stylish kitchen fitted with a variety of quality wall mounted and floor standing high gloss units finished with granite work surfaces. One and a half bowl stainless steel sink with mixer tap below. Window over looking woodlands to the rear of the property. Tiled splash backs and under unit lighting. Appliances include double electric oven with five ring gas hob and stainless steel chimney extractor above, washer dryer, dishwasher and fridge freezer. Fitted shelved cupboard also houses fuse box and meters. Tiled flooring. Down lighters.

WC/Cloaks

Approx 5'3 x 4'4

Fitted with white WC and pedestal wash hand basin. Useful shelf behind sanitary ware. Ceramic wall tiling to dado height and floor tiling. Extractor and down lighter.

Master Bedroom

Approx 15'5 x 9' plus entrance and additional dressing area.

Double bedroom with windows having fitted blinds to the side of the property. Fitted carpet. In the dressing area there is a corner wardrobe with hanging rails and shelving. Opaque glazed windows.

En Suite

Approx 5'7 x 5'3

Fitted with white WC, pedestal wash hand basin and corner shower cubicle finished with wet wall and mains shower. Elsewhere the walls are finished with ceramic tiling. Tiled floor. Opaque glazed window. Extractor and down lights.

Upper landing

With Velux window over the spiral staircase. Access hatch to roof space. Door leading to fire escape. Fitted carpet and down lighter.

Gallery

Approx 14'11 x 11'11

Good sized and versatile area overlooking the lounge benefitting from natural light provided by windows reaching up into the cathedral ceiling and two further Velux windows. Fitted carpet. Could be utilized as another sitting area, study or bedroom.

Bedroom Two

Approx 13'8 x 12'3

Another good sized bedroom with mirrored door fitted wardrobes. Velux window. Fitted carpet.

Bathroom

Approx 8'1 x 6'4

Fully tiled and fitted with three piece white suite. Useful shelf behind sanitary ware. Extractor and down lighters.

