

27 Glenearn Court, Pittenzie Street
Crieff, PH7 3LE

Guide Price £100,000



IRVING
GEDDES
w.s. | solicitors | estate agents

27 Glenearn Court, Pittenzie Street, Crieff, PH7 3LE

An immaculate first floor two bedroom apartment located within an attractive retirement complex. This McCarthy & Stone development is centrally located within the beautiful Perthshire town of Crieff and benefits from a large residents lounge, laundry room, guest room and communal landscaped gardens. No.27 enjoys a Southerly aspect with beautiful views of the surrounding hills. This well proportioned accommodation comprises; HALL with two large storage cupboards, large LOUNGE with DINING AREA, fitted KITCHEN off, TWO DOUBLE BEDROOMS and Modern SHOWER ROOM. The property is warmed by electric heating and is double glazed throughout.

Hall with two large storage cupboards. Doors to the lounge, bedrooms & shower room.

Lounge (27'0" x 10'7")

A generously sized room with ample space for a range of furniture. Juliet balcony to the rear and double doors accessing the kitchen.

Kitchen (7'6" x 7'2" widest dimensions)

Fitted with a modern range of base and wall units. Stainless steel sink and drainer. Built-in electric hob, extractor hood & oven/grill. Space for additional white goods.

Bedroom 1 (15'8" x 9'2") Bright south facing double bedroom with built-in wardrobes.

Bedroom 2 (13'7" x 9'3") Another double with mirrored wardrobes & southerly views.

Shower Room (6'10" x 5'6")

Fully tiled with corner shower unit, WC and wash-hand basin.

Exterior Extensively landscaped communal area principally to the rear with attractive seating area and residents parking.

Additional Information The current service charge for the apartment is £2,098 per annum. This can be paid half yearly initially and then by direct debit each month. This charge covers a house manager service, buildings insurance, maintenance and utility charges for the communal areas and gardens.

Directions From the offices of Irving Geddes proceed up West High Street to James Square and then into the High Street. Just after the Post Office turn right down Church Street & take the second left into Pittenzie Road, the property being found on the right.

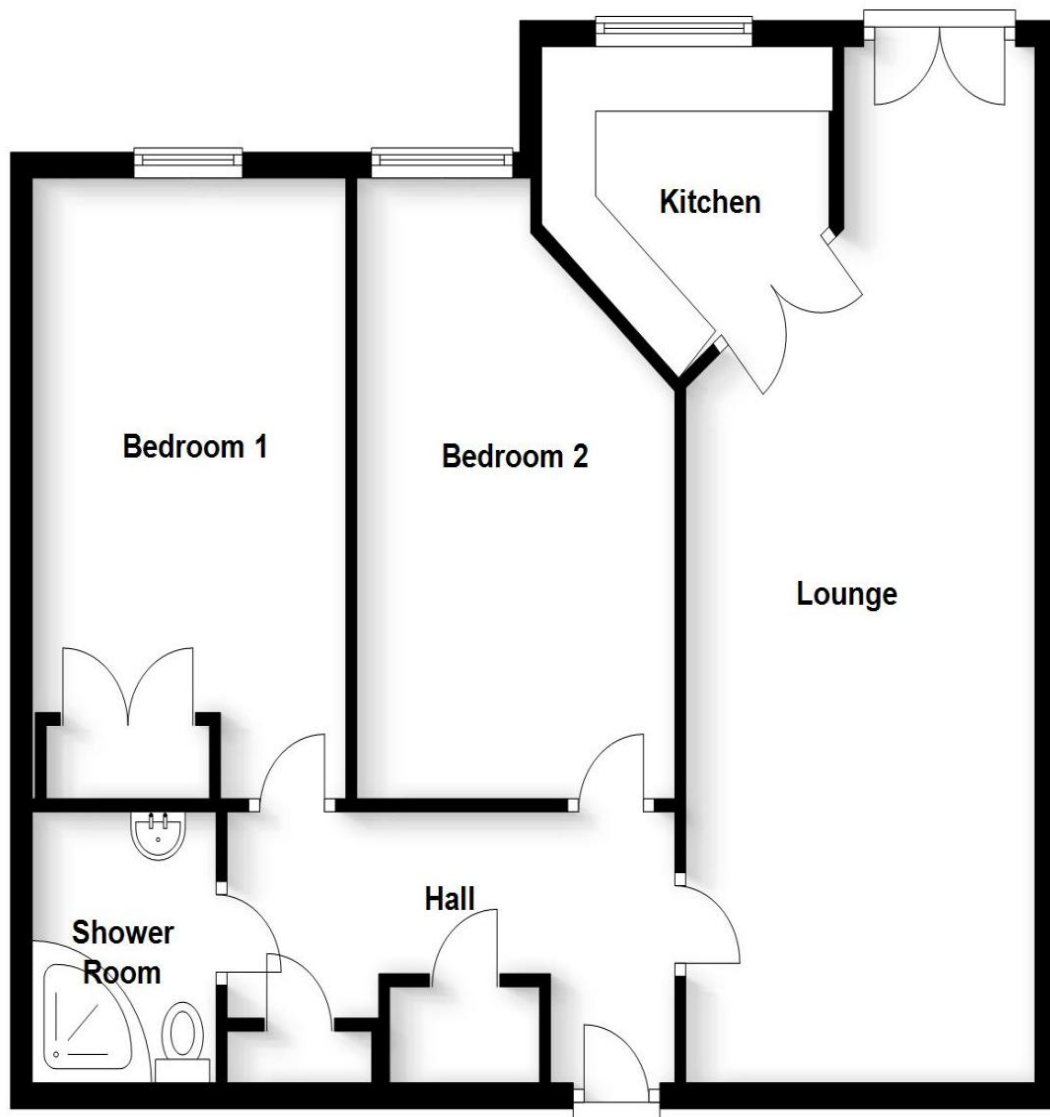
Energy Performance This property is rated 'B' for energy efficiency.

Council Tax This property is band 'D'





These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



Viewing

Strictly by appointment through Irving Geddes W.S. on 01764 653771/670325.



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