



First Floor

Retirement Apartment

Immaculate Condition

Two Bedrooms

Fitted Kitchen

Shower Room & WC

Close to Amenities

Pleasant Communal Gardens

Sought After Development



IRVING
GEDDES
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34 Strathearn Court, Crieff PH7 3DS

Guide Price £90,000

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We are delighted to offer for sale this two bed first floor flat situated in a sought after development within the popular market town of Crieff. A bright and spacious flat, presented in immaculate condition and comprises; ENTRANCE VESTIBULE, HALL, LARGE STORAGE CUPBOARD, LOUNGE, KITCHEN, TWO BEDROOMS, SHOWER ROOM & WC. The flat benefits from Total Control electric heating and is fully double glazed. Strathearn Court is a very popular small development located in a prime residential area. Boasting a common room and guest facilities and surrounded by attractive communal grounds with mature trees and well maintained landscaped gardens. No 34 is likely to be a welcome addition to the market and early viewing is advised.

Lounge 17'11" x 10'1"

Kitchen 11'10" x 6'10"

Bedroom One 10'1" x 8'7"

Bedroom Two 11'10" x 6'10"

Shower Room 6'11" x 5'8"

Further Information

The property benefits from communal garden grounds which are laid mainly to lawn. Parking is available to the front of the property. A management fee of £122.08 is payable monthly to cover ground maintenance, external painting, roof maintenance, window cleaning, buildings insurance and factoring. This is a Sheltered Housing Development, intending residents must be over 55 years of age and will be assessed for suitability by Bield Housing Association.

Directions

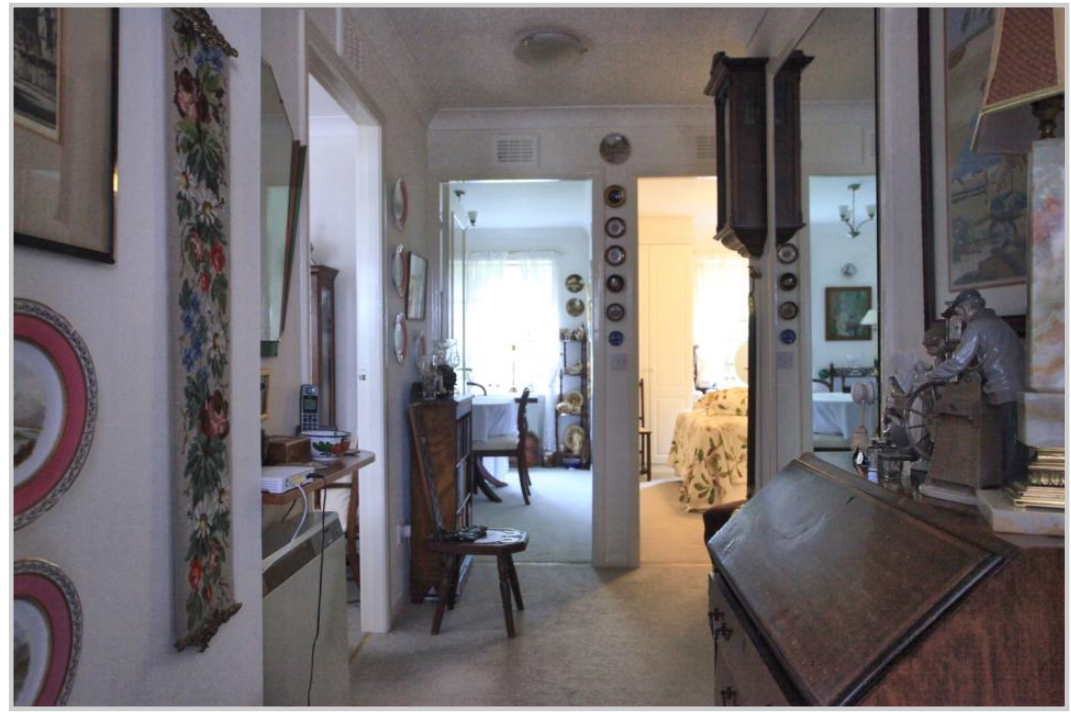
Heading East towards Perth, turn left off East High Street (immediately after petrol station) into Strathearn Terrace. Strathearn Court is on the left almost immediately opposite Crieff Parish Church. Number 34 can be found on the left side.

Energy Performance Rated 'D' for energy efficiency.

Viewing Arrangements

Viewing strictly by appointment through Irving Geddes W.S. on 01764 653771.

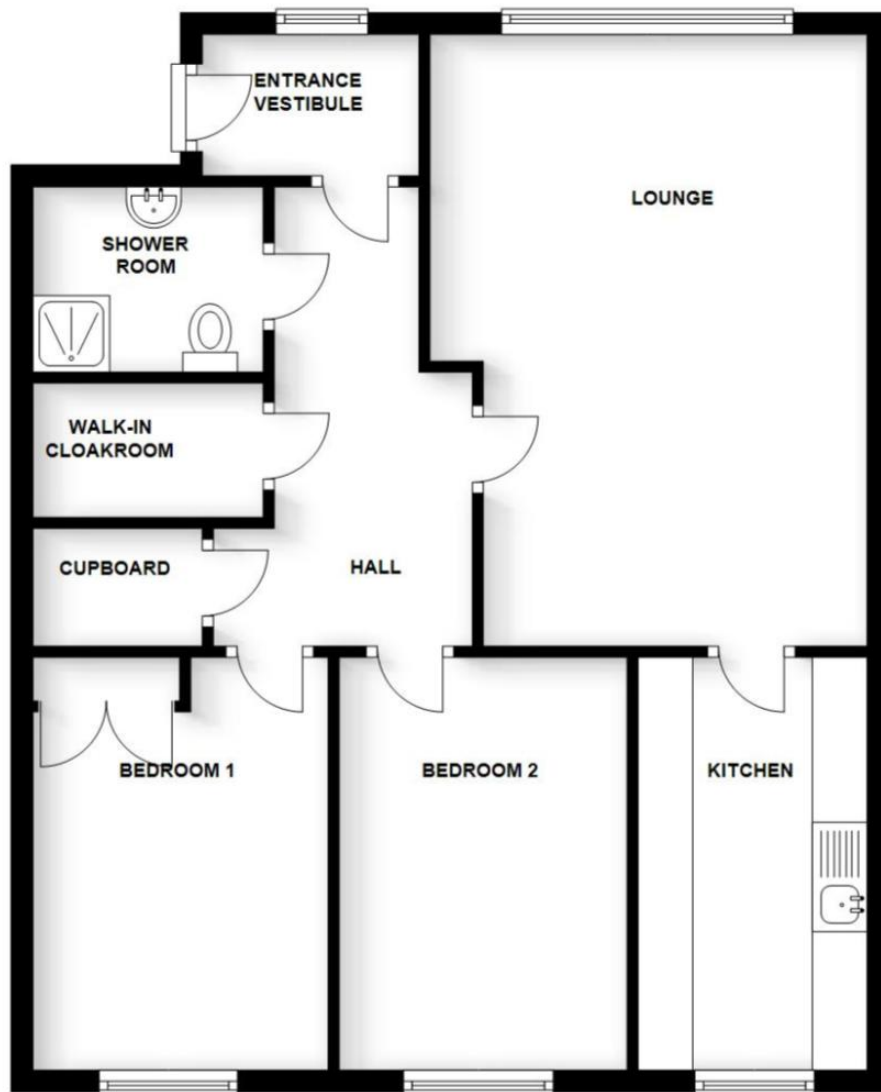




These particulars are believed to be correct, but accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only



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Comrie
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Aberfeldy
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