

16 Glenearn Court, Pittenzie Street
Crieff, PH7 3LE

Guide Price £105,000

Home Report £115,000



IRVING
GEDDES

w.s. | solicitors | estate agents

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

An immaculate and rarely available ground floor 2 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 & communal landscaped gardens. No.16 enjoys a southerly aspect & is well proportioned, comprising; HALL with 2 large storage cupboards, large LOUNGE with a dual aspect & ample space for a range of living and dining furniture. The fitted KITCHEN is located off the lounge & there are TWO DOUBLE BEDROOMS (one with built-in wardrobes) and a 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 (14'8" x 14'2")

A generously sized room with ample space for a range of furniture. Double doors to kitchen.

Kitchen (9'6" x 5'6")

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 (14'2" x 9'6") Bright south facing double bedroom, built-in wardrobes with sliding mirror doors.

Bedroom 2 (13'4" x 8'6") Another double located off the hall.

Shower Room (7'0" x 6'0")

Fully tiled/wet-walled with corner shower unit, WC and wash-hand basin with vanity. Additional built-in storage.

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.

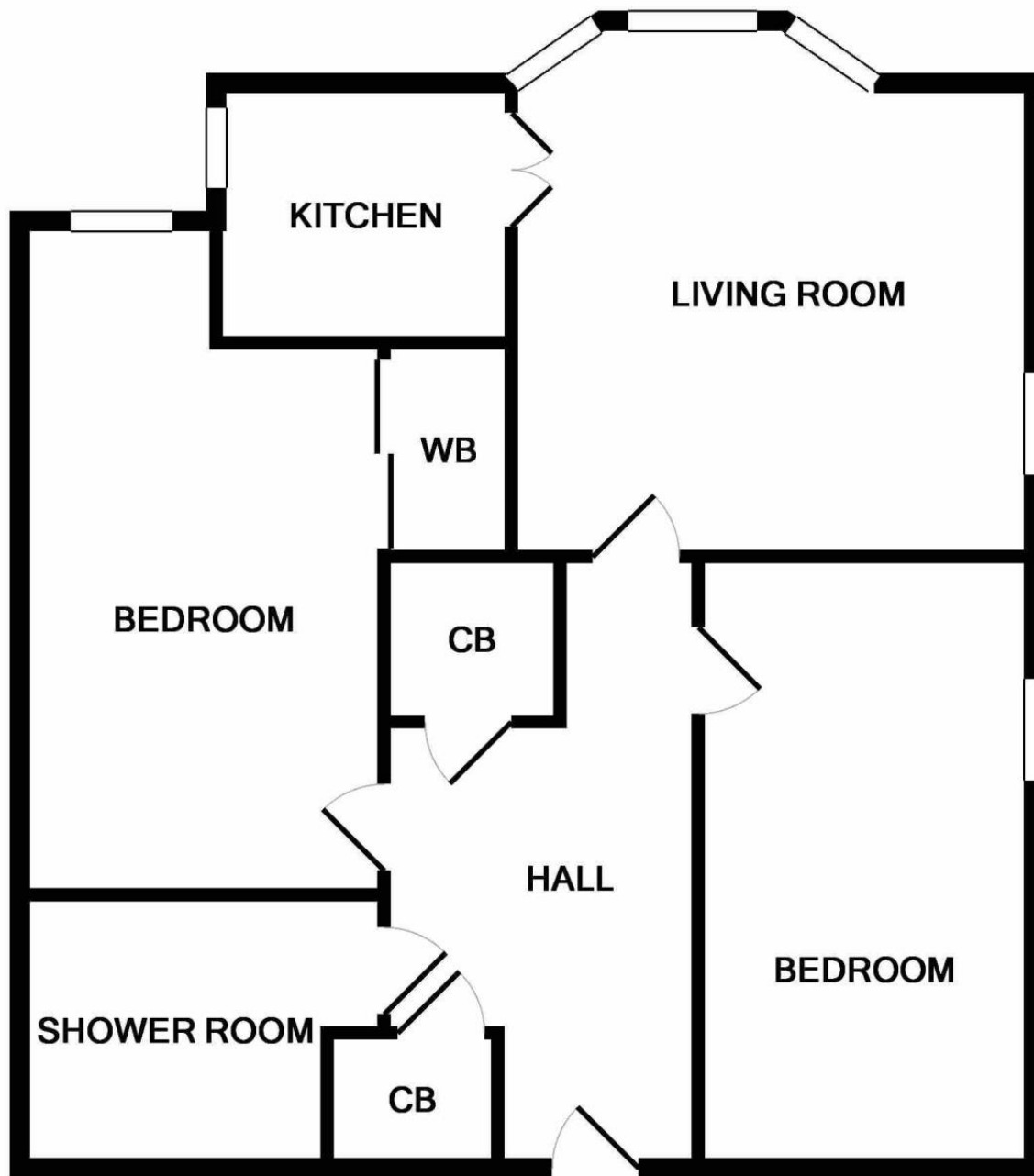
Directions From the offices of Irving Geddes proceed up West High Street to James Square and then into the High Street. Just after the Post Office turn right down Church Street & take the second left into Pittenzie Road, the property being found on the right.

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





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



Viewing

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



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