

7 Glenearn Court, Pittenzie Street
Crieff, PH7 3LE

Guide Price £59,500

Home Report Value £65,000



IRVING
GEDDES
w.s. | solicitors | estate agents

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

A very well maintained ground floor one 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.7 enjoys a quiet situation to the side of the complex and has well proportioned accommodation comprising; HALL with walk-in storage cupboard, large LOUNGE with fitted KITCHEN off, DOUBLE BEDROOM and BATHROOM. The property is warmed by electric heating and is double glazed throughout.

Hall with walk-in storage cupboard (5' x 3'), doors to the lounge, bedroom & bedroom.

Lounge (23'4" x 10'6")

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. Fridge and space for additional white good.

Bedroom (13'4" x 9'6") Bright double bedroom with mirrored built-in wardrobes.

Bathroom (6'6" x 5'6")

Fully tiled and comprising bath with shower over, WC and wash-hand basin with vanity storage under.

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 £1372 per annum. 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 'C'.

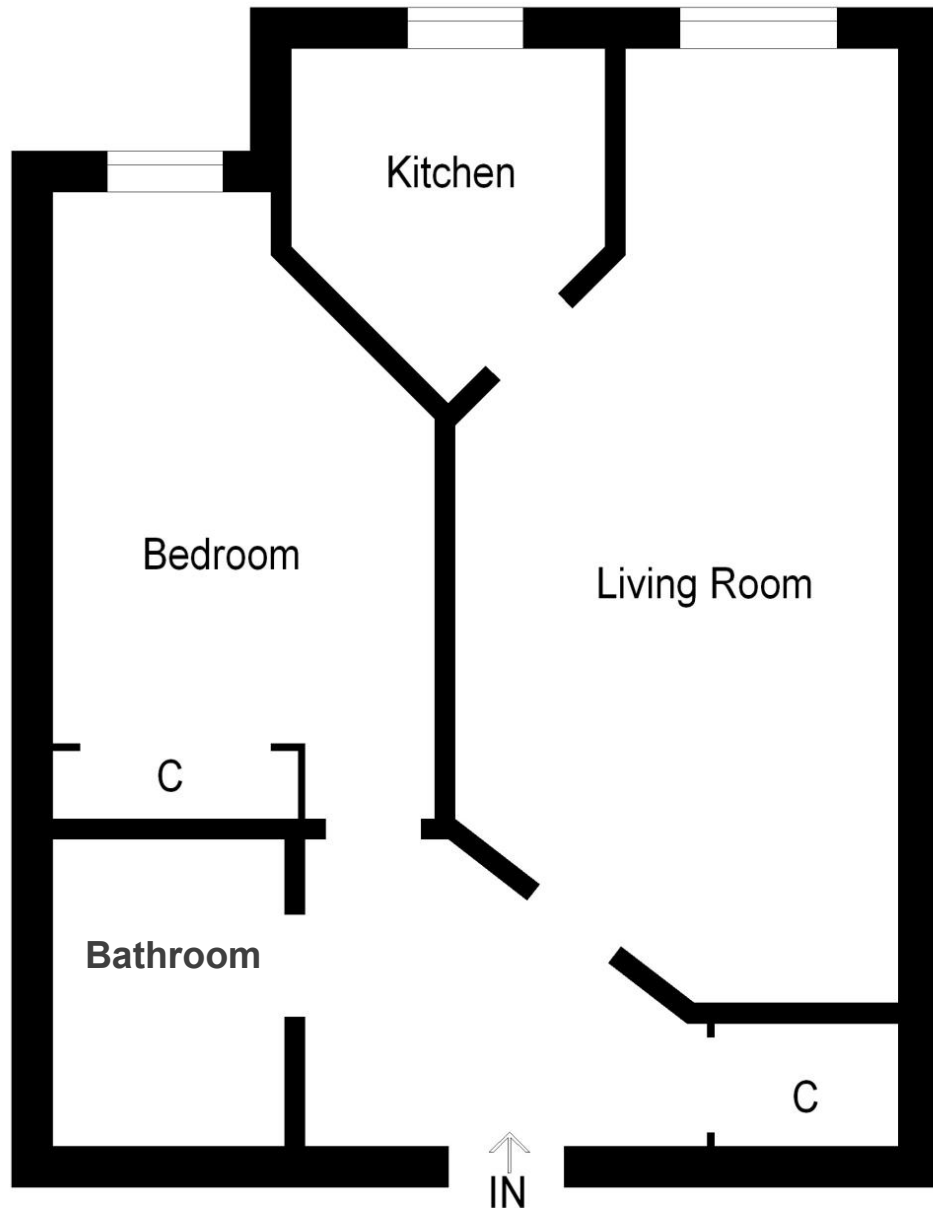




These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

Viewing

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



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