



Retirement Flat

First Floor

One Bedroom

Large Lounge

Fitted Kitchen

Bathroom with Shower

Separate W.C.

Communal Gardens

11 Strathearn Court, Crieff, PH7 3DS

Guide Price £55,000

REDUCED FOR QUICK SALE!

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We are pleased to offer for sale this first floor flat located within the popular retirement development of Strathearn Court. The property lies within easy reach of the many amenities available within the town and travel links to various neighbouring towns and villages. The property is presented in good condition throughout and is one relatively rare to the market and offers well proportioned accommodation. An ideal purchase for those looking to downsize or retire and comprises; Entrance hallway with walk-in cupboard, Lounge, fitted Kitchen, bathroom & Double Bedroom. The property benefits from electric heating, double glazing and excellent storage space.

External

Off street parking is available to the front of the building and the property also benefits from pleasant communal garden grounds which surround the property.

Hallway (9'7" x 5'8")

Wide hall with doors to bathroom, bedroom and lounge. Large walk-in cupboard.

Lounge (15'2" x 12'0")

Good sized lounge with door to kitchen. Large double-glazed windows over looking the rear garden area.

Kitchen (10'3" x 8'2")

With a range of wall and base units. Plumbing for washing machine and space for electric cooker.

Bedroom (11'7" x 9'7")

Good sized double bedroom located to the rear of the property.

Bathroom (7'3" x 6'4")

Sizeable bathroom with separate shower unit, WHB & W.C.

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Additional Information

There is a monthly factoring charge of £118 which includes maintenance of the communal grounds, the exterior of the building & building insurance. Because the property is within a Sheltered Housing Development, intending residents must be over 50 years of age and will be assessed for suitability by Bield Housing Association.

Directions

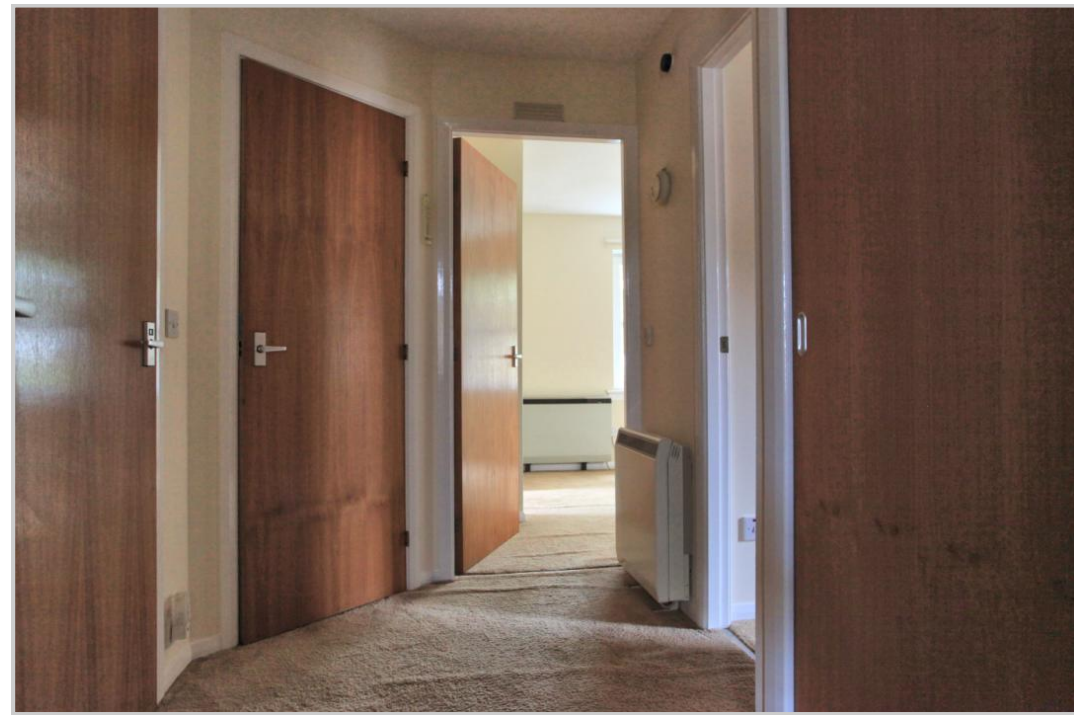
From the Town Centre heading East towards Perth turn left off East High Street (immediately after the Petrol Station) into Strathearn Terrace. After crossing the first crossroads, Strathearn Court is on the left opposite the Crieff Parish Church. Number 11 can be found just a short distance on the right.

Energy Rating

The property is rated 'D'.

Viewing

Strictly by appointment through Irving Geddes on 01764 670325/653771





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Crieff
25 West High Street, PH7 4AU
Tel: 01764 653771

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Tel: 01764 670325

Aberfeldy
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