

6 Glenearn Court, Pittenzie Street
Crieff, PH7 3LE
Guide Price £120,000



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An immaculate and rarely available ground floor 2 bedroom apartment centrally located within the beautiful market town of Crieff. This attractive retirement complex, built in 2003 by McCarthy & Stone offers 1 and 2 bedroom apartments to purchasers aged 60yrs plus. Resident management staff, careline alarm service, lift, lounge, laundry, guest room, garden. The whole development is accessible by wheelchair. No.6 enjoys a small garden area/patio which is accessed from patio doors in the dining area. This well proportioned property comprises; HALL with lots of storage, open plan LOUNGE with DINING area and fully fitted KITCHEN, TWO DOUBLE BEDROOMS and BATHROOM with shower over bath. The property is warmed by electric heating and double glazed throughout.

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

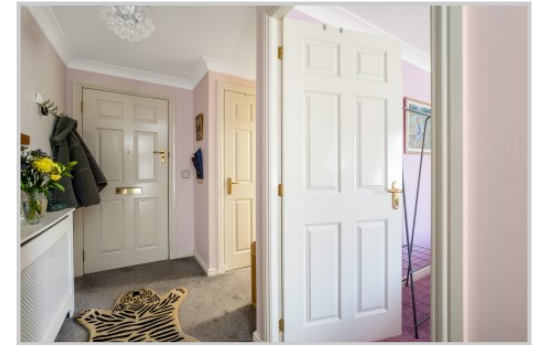
Additional Information The current service charge for the apartment is £2,200 per annum. This can be paid half yearly initially and then by direct debit each month. (£140 pcm). This charge covers a house manager service, buildings insurance, maintenance and utility charges for the communal areas and gardens.

Energy Performance: rated 'C' for energy efficiency.

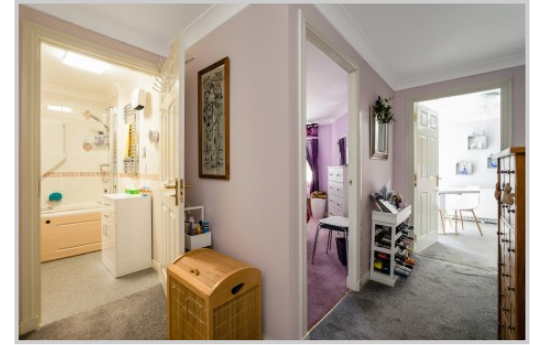
Video Tour: <https://youtu.be/zx9jDOVACMQ>

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.





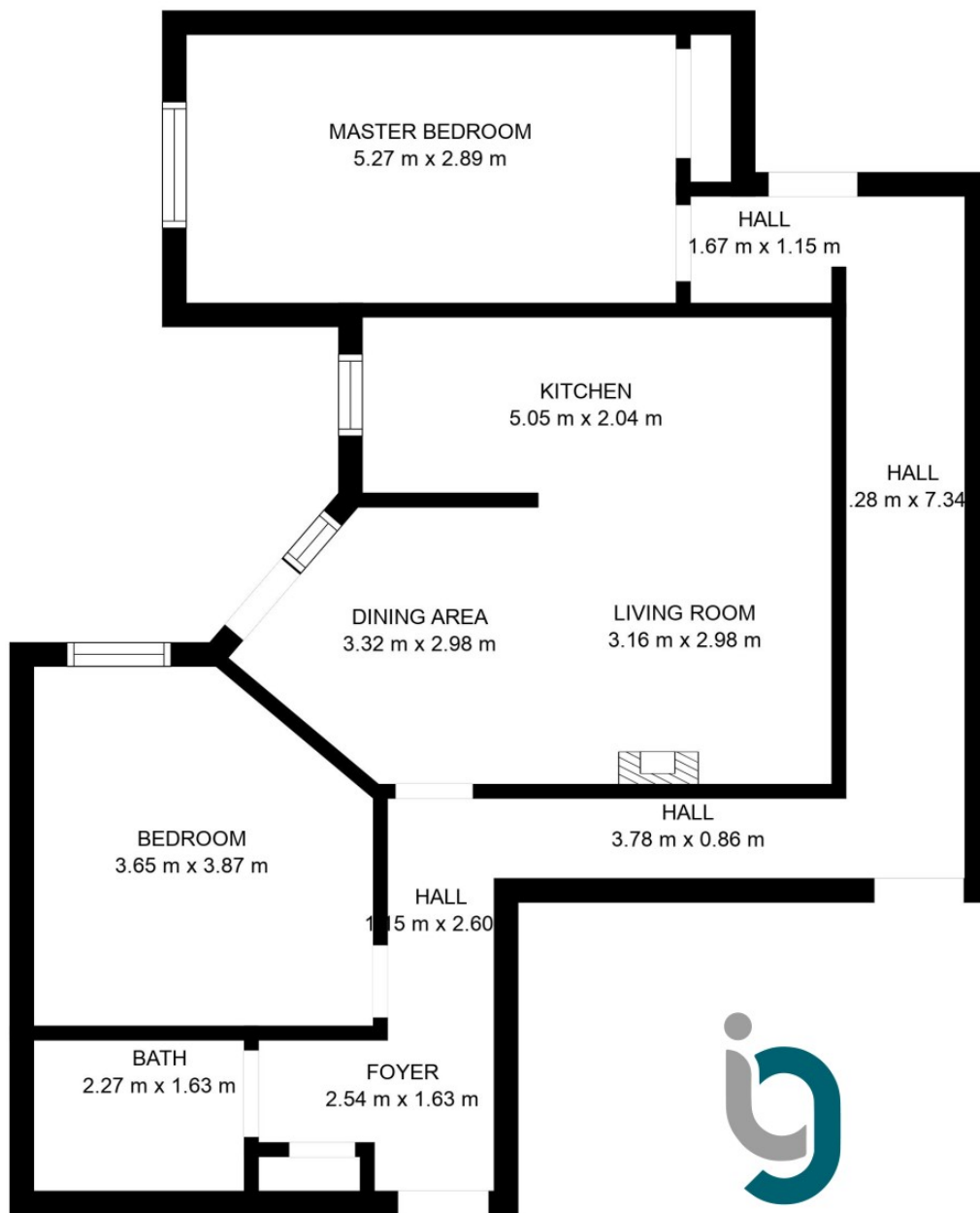
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Viewing: Strictly by appointment through Irving Geddes W.S. on 01764 653771/670325.

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