



2 GLENEARN COURT, PITTENZIE STREET, CRIEFF, PH7 3LE

Irving **Geddes**
W.S. • Solicitors • Estate Agents

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An immaculate ground floor one bedroom apartment centrally located within the beautiful market town of Crieff. This popular retirement complex, built in 2003 by McCarthy & Stone offers one and two bedroom apartments to purchasers aged 60yrs plus & has resident management staff, careline alarm service, lift, lounge, laundry, guest room, private parking & attractive garden grounds. No.2 has well proportioned accommodation and comprises; HALL with walk-in storage, large LOUNGE with direct access to the grounds, a fully fitted KITCHEN, DOUBLE BEDROOM and modern BATHROOM. The property is warmed by electric heating and double glazed throughout.

The extensively landscaped communal grounds are principally to the rear with a pleasant seating area, mature planting and residents/visitors parking.

The current service charge is £1,989 per annum. This can be paid half yearly initially and then by direct debit each month. The charge includes the house manager service, the buildings insurance, and maintenance & utility charges for communal areas and gardens.

Energy Performance: Rated 'B' for energy efficiency.

Council Tax: Band 'C'.

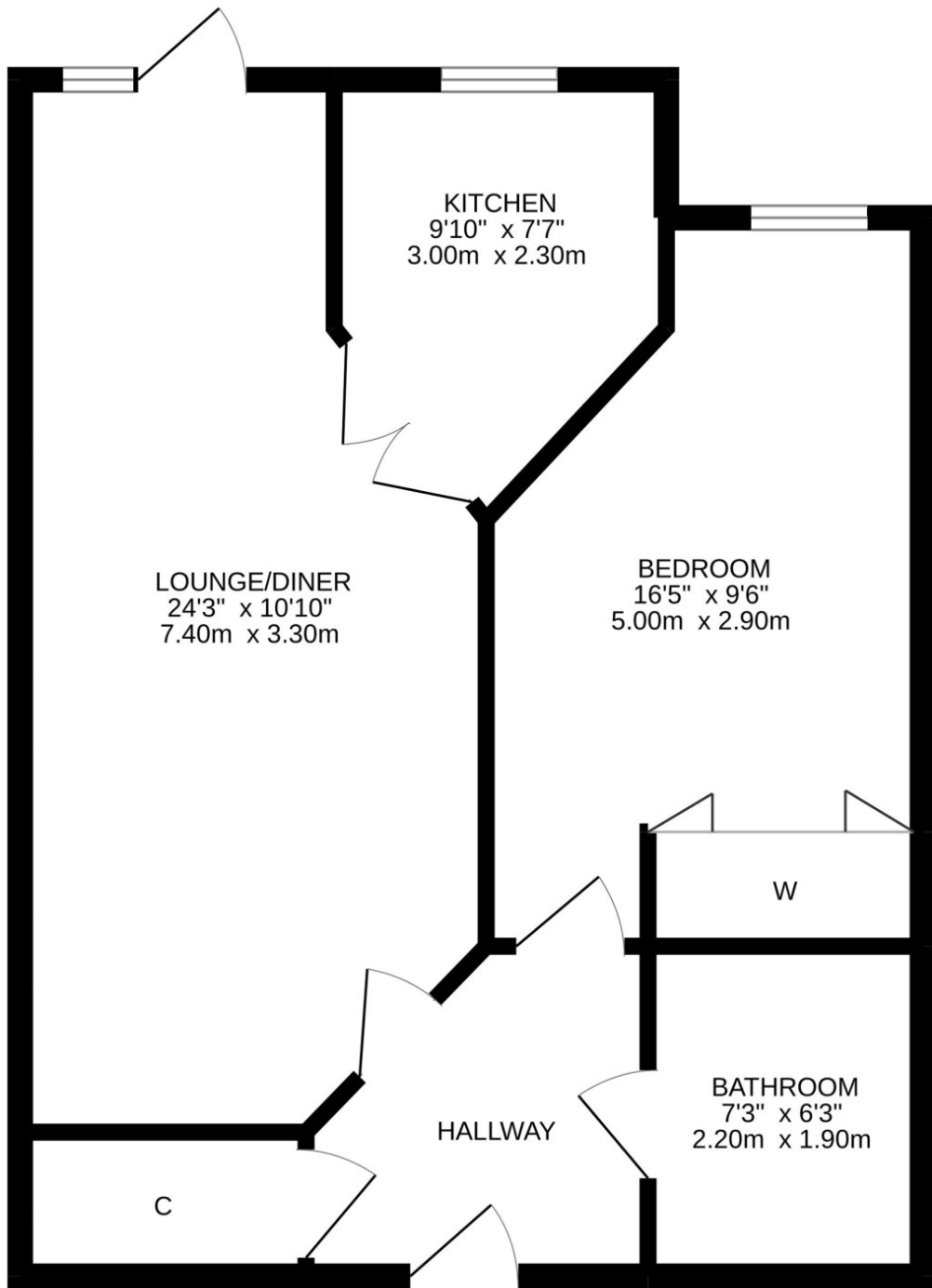
Directions From the offices of Irving Geddes proceed up West High Street to James Square and then into the High Street. Just after the Post Office turn right down Church Street where it bends left onto Pittenzie Road, the development is located on the right.

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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.



GLENEARN
COURT

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