



IRVING  
GEDDES  
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1 GLENEARN COURT, PITTENZIE STREET, CRIEFF, PH7 3LE  
GUIDE PRICE £80,000



## 1 Glenearn Court, Pittenzie Street, Crieff, PH7 3LE

A very well maintained and recently decorated lower level 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.1 enjoys a quiet situation to the front of the complex & has well proportioned accommodation comprising; HALL with walk-in storage cupboard, large LOUNGE with fitted KITCHEN off, DOUBLE BEDROOM and modern SHOWER ROOM. The property is warmed by electric heating and is double glazed throughout.

**Hall** Walk-in storage cupboard and doors to lounge, bedroom & bathroom.

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

A generously sized room with ample space for a range of furniture. Patio doors to the rear, giving access to an area of garden.

### 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, oven, fridge and freezer.

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

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

Large shower cubicle, WC and wash-hand basin with vanity storage under.

### Exterior

An area of garden pertaining to the property can be accessed from the lounge patio doors. Extensively landscaped communal area principally to the rear with attractive seating area & 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.

**3D Video link** <https://my.matterport.com/show/?m=8GP8C6wdCGi>

**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.







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.





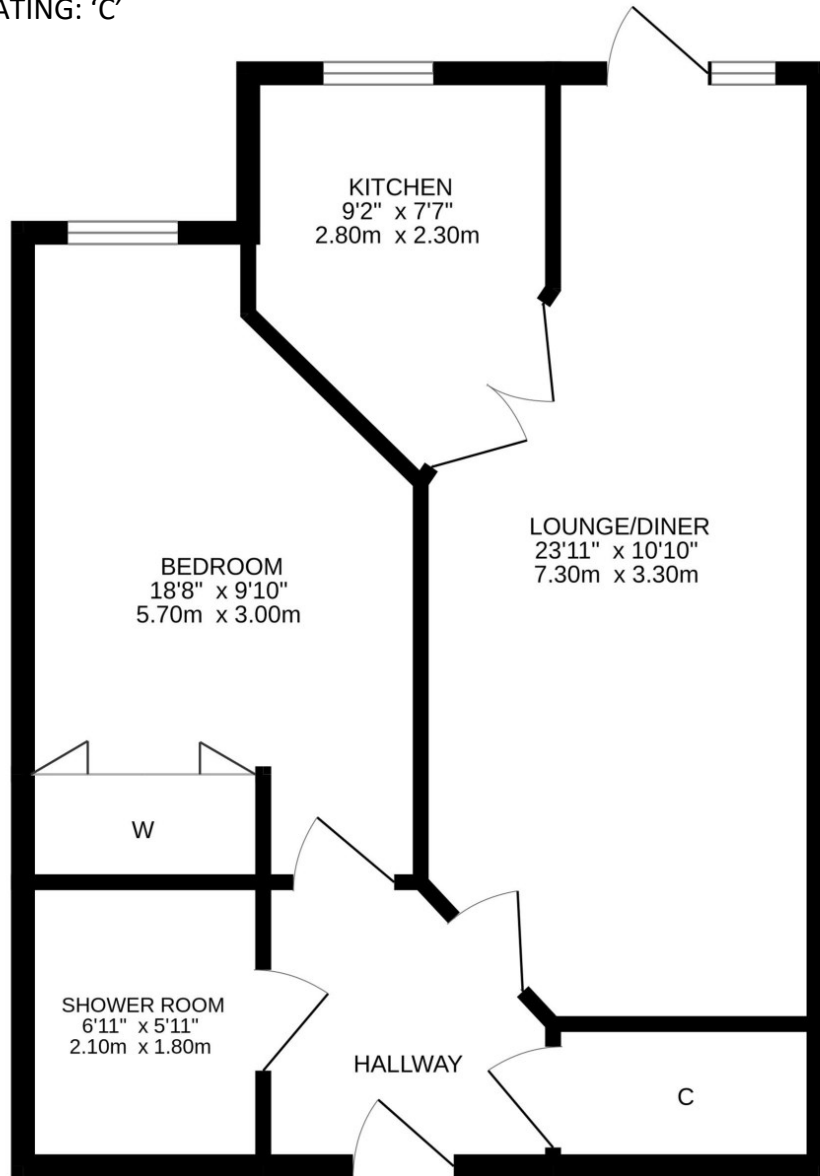
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ENERGY RATING: 'C'



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