



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

IrvingGeddes  
W.S. • Solicitors • Estate Agents



### 33 GLENEARN COURT, PITTENZIE STREET, CRIEFF, PH7 3LE

A first 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 and attractive garden grounds. No.33 has a well proportioned and presented layout comprising; HALL with large walk-in storage, spacious LOUNGE with Juliet balcony, fully fitted KITCHEN, DOUBLE BEDROOM with mirrored wardrobe & shower room. The property is warmed by electric heating & double glazed.

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 c.£2k 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 and utility charges for communal areas and gardens.

**Energy Performance:** Rated 'C'      **Council Tax:** Band 'C'.



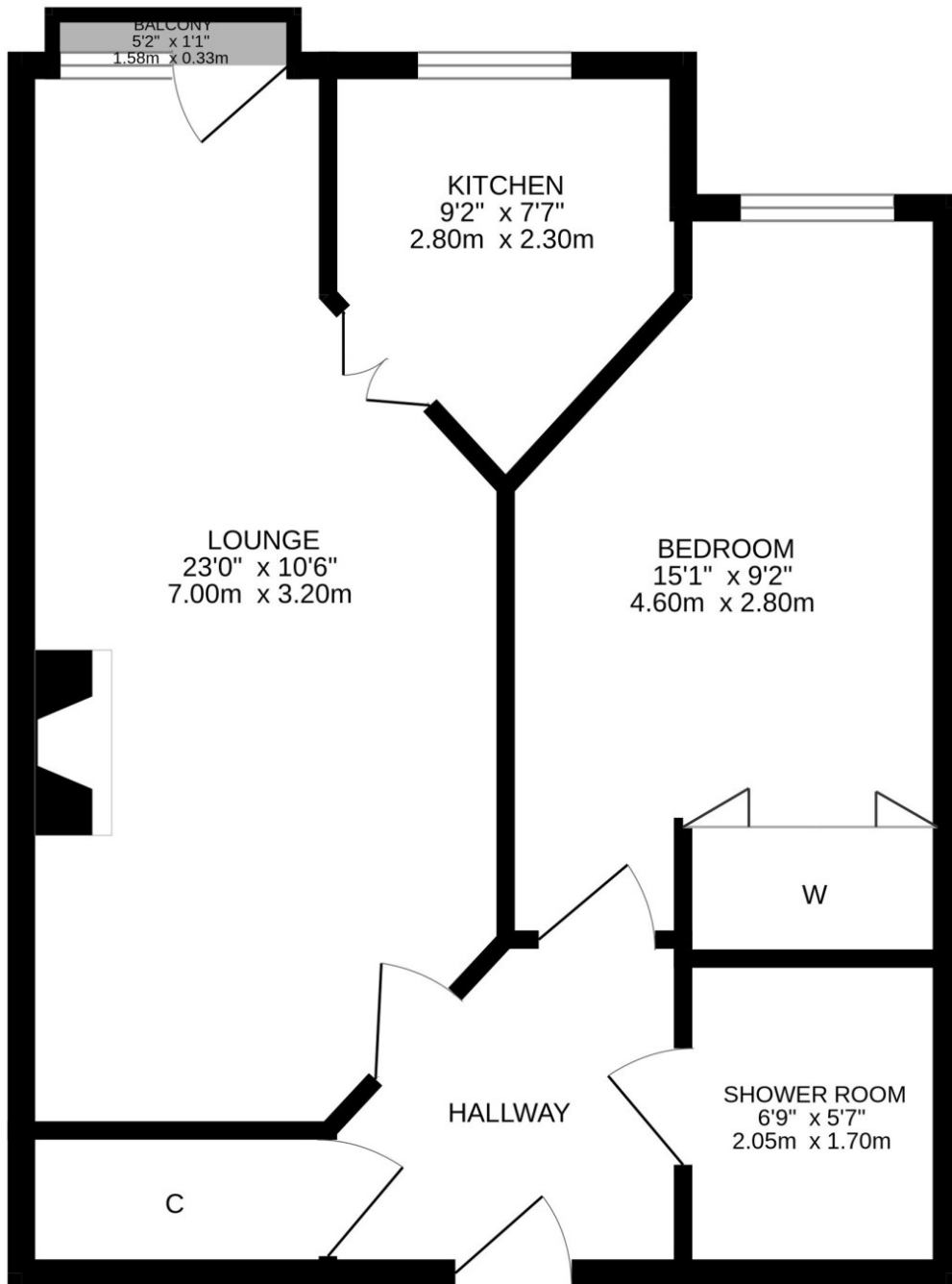












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.





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