



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

IrvingGeddes  
W.S. • Solicitors • Estate Agents



## 45 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.45 has a well proportioned and presented layout comprising; HALL with large walk-in storage, spacious LOUNGE, fully fitted KITCHEN, DOUBLE BEDROOM with mirrored wardrobe & bathroom. The property is warmed by electric heating & is 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 below £150 per month and there is a healthy contingency fund in place. The charge includes a house manager service, buildings insurance, maintenance & utility charges for communal areas and gardens.

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



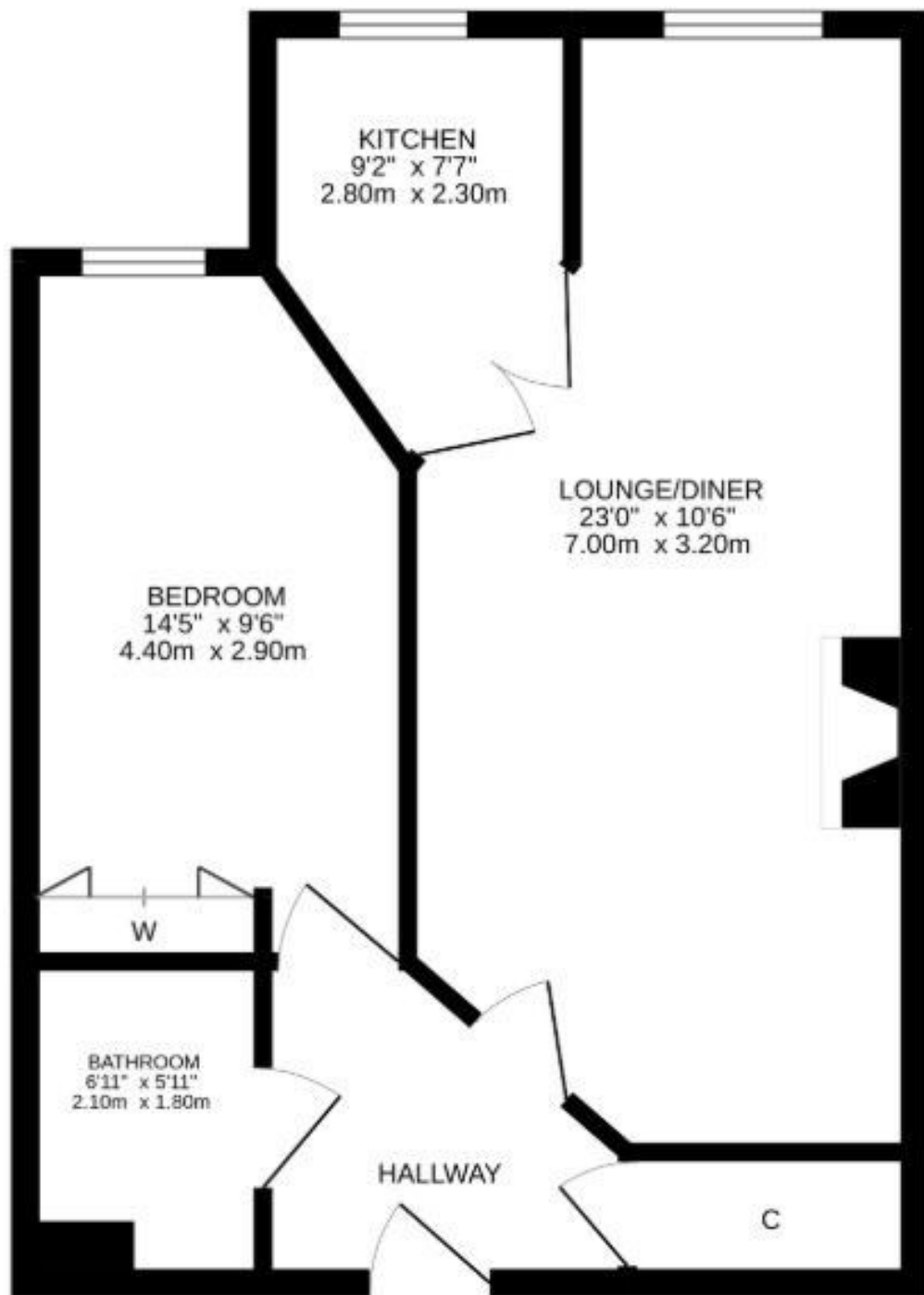












These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.





GLENEARN  
COURT

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

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722