



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

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A second 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.47 has a well proportioned and presented layout, and enjoys an outlook to the front of the complex. The accommodation comprises; HALLWAY with walk-in storage cupboard, LOUNGE with dining area, fitted KITCHEN, SHOWER ROOM, and DOUBLE BEDROOM with mirrored wardrobe. The property is double glazed and warmed by electric heating.

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

The current service charge is c.£155 per month. This includes a house manager service, buildings insurance, maintenance and utility charges for communal areas and gardens.

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

### 3D Tour:

<https://my.matterport.com/show/?m=dNuL3vXrF41>

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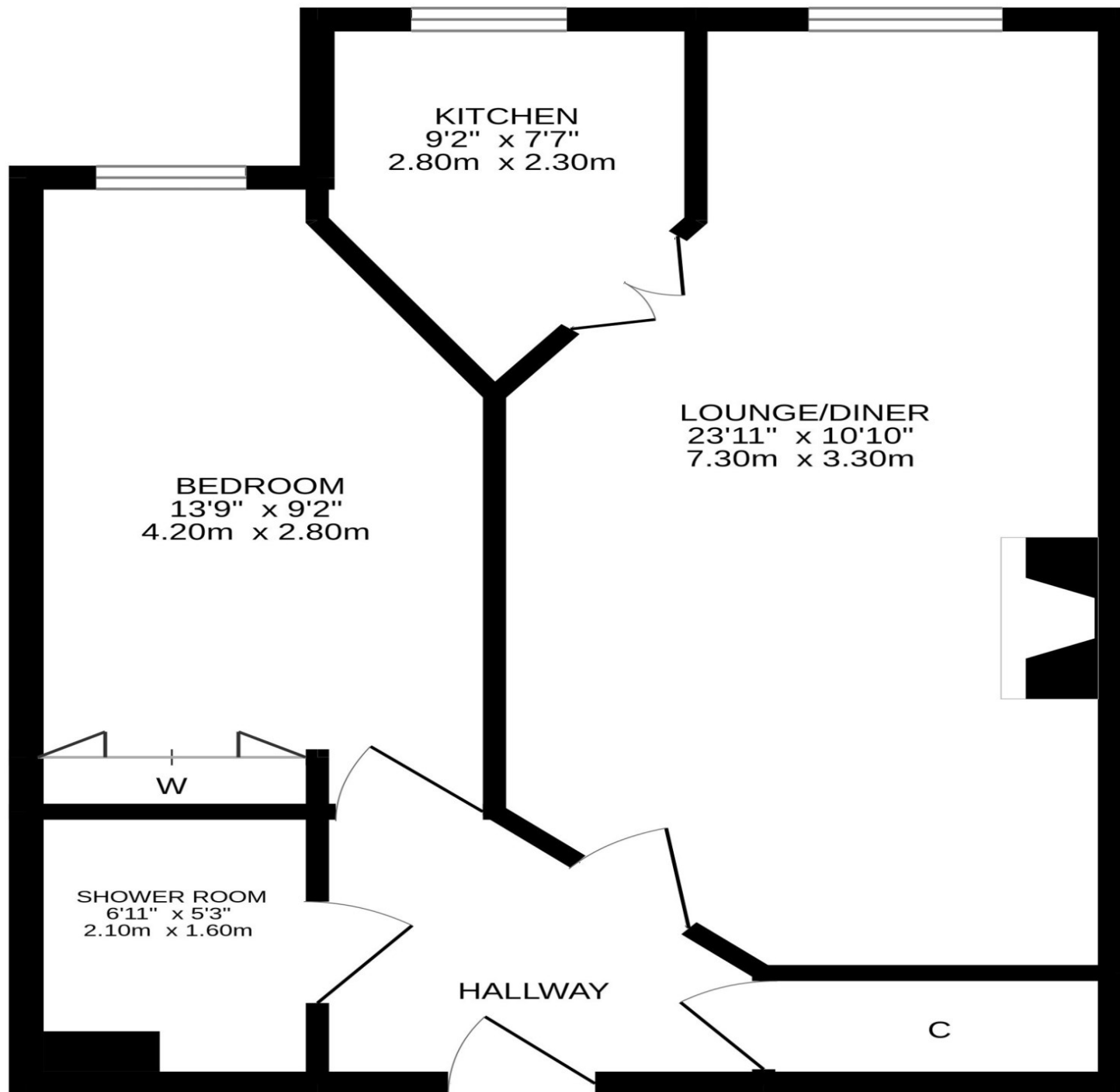








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements shown are approximate only.







**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