



37 GLENEARN COURT, PITTENZIE STREET
CRIEFF, PH7 3LE

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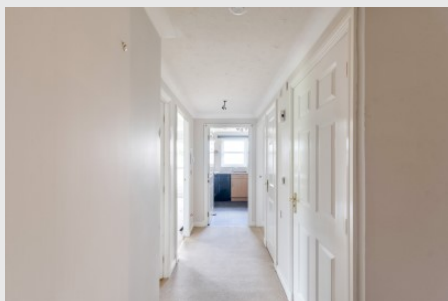
A spacious and rarely available 2 bedroom apartment located within an attractive retirement complex. This McCarthy & Stone development is centrally located within the beautiful Perthshire town of Crieff and benefits from a large residents lounge, laundry room, guest room & communal landscaped gardens. No.37 enjoys dual aspect views & is well proportioned, comprising; HALL with 2 large storage cupboards, large LOUNGE with bay window & ample space for a range of living and dining furniture, fully fitted KITCHEN with all appliances & TWO DOUBLE BEDROOMS with built-in wardrobes and a modern SHOWER ROOM. The property is warmed by electric heating and is double glazed throughout.

Exterior Extensively landscaped communal area principally to the rear with attractive seating area and residents parking.

Additional Information The current service charge for the apartment is £2,098 per annum. This can be paid half yearly initially and then by direct debit each month. This charge covers a house manager service, buildings insurance, maintenance and utility charges for the communal areas and gardens.

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.

Energy Performance This property is rated 'C' for energy efficiency.





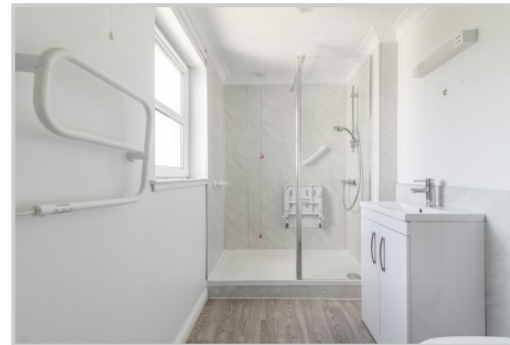
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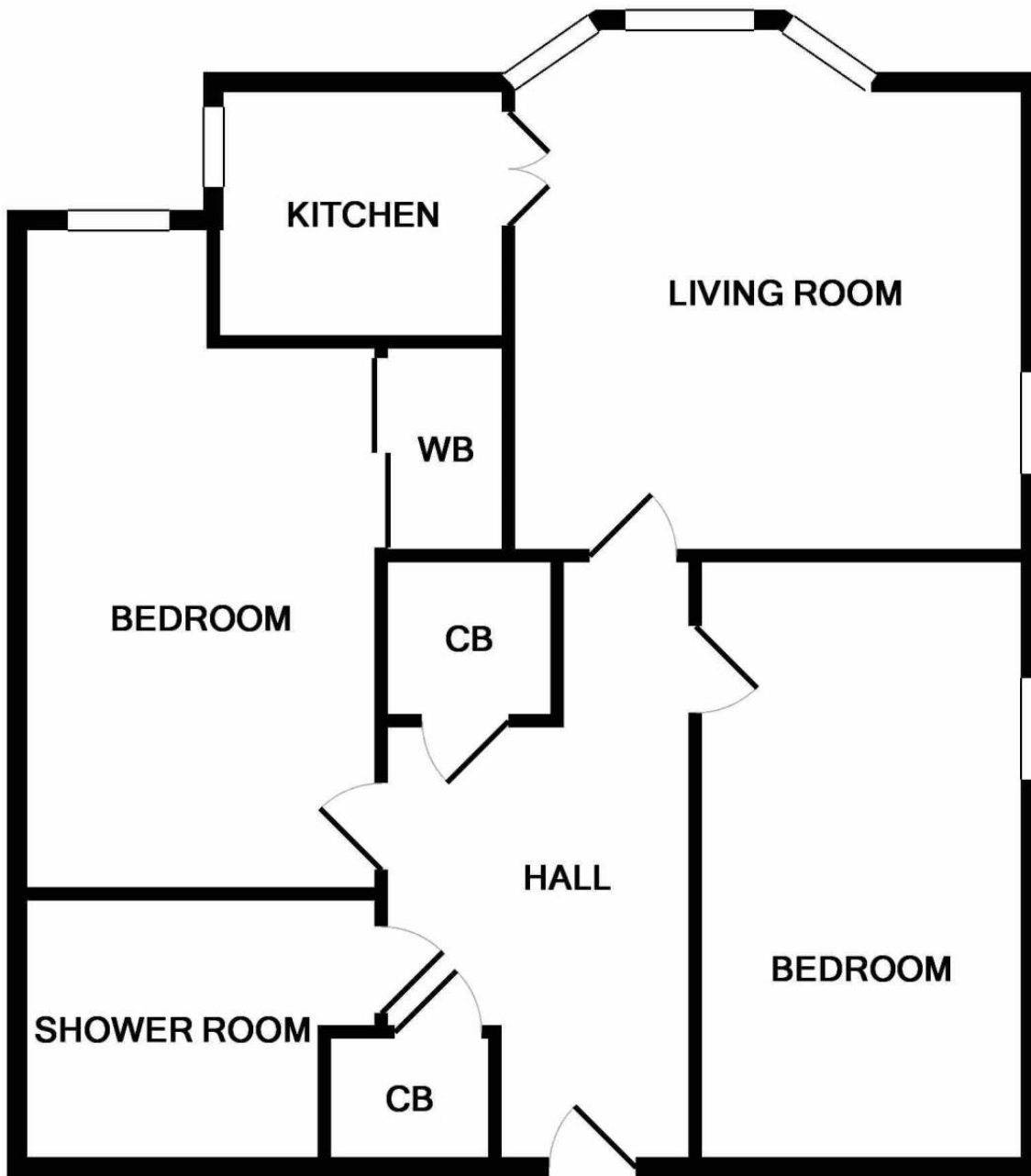
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Viewing

Strictly by appointment through Irving Geddes W.S. on 01764 653771/670325.

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Crieff

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Comrie

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Tel: 01764 670325

Aberfeldy

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