



14 GLENEARN COURT, PITTENZIE STREET  
CRIEFF, PH7 3LE

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

A spacious and rarely available ground floor 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 lift, large residents lounge, laundry room, guest room, careline alarm service, management staff & communal landscaped gardens. This complex offers one & two bedroom apartments to purchasers 60 years and over. No.14 enjoys views to the rear of the complex and provides well proportioned accommodation comprising; HALLWAY with storage, LOUNGE/DINING ROOM with ample space for a range of living and dining furniture, fully fitted KITCHEN with appliances + fridge & freezer, TWO DOUBLE BEDROOMS with built-in wardrobes and a modern SHOWER ROOM. The property is warmed by electric heating and is double glazed throughout. The curtains will be included in the sale & additional furniture items are available by separate negotiation.

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 Rated 'C'      Council Tax Band 'D'**

**3D Tour** <https://my.matterport.com/show/?m=h7KWEzNwjjc>





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

**Thinking of selling?**

**Call us now for a free valuation for your own property**

**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