Irving Geddes

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# Garden Flat/4 Glenearn Court, Pittenzie Road, Crieff, PH7 3LF

# Garden Flat, Glenearn Court, Crieff, PH7 3LE



A very well maintained one bedroom garden 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 and communal landscaped gardens. No.4 enjoys a quiet situation to the rear of the complex & has well proportioned accommodation throughout and comprises; HALL with walk-in storage cupboard, large LOUNGE with door to garden area, fitted KITCHEN with appliances, DOUBLE BEDROOM and modern WET ROOM. The property is warmed by electric heating and is double glazed throughout.

**Exterior**
An area of garden pertaining to the property can be accessed from the lounge door. Extensively landscaped communal garden area principally to the rear, with attractive seating area & residents parking. Additional Information; the current service charge for the apartment is £140 per month. This charge covers a house manager service, buildings insurance, maintenance and utility charges for the communal areas and gardens.



**3D matterport link:** https://my.matterport.com/show/?m=bbzXXszWooz

**EPC Rating C (77)** **Council Tax Band C**

**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.

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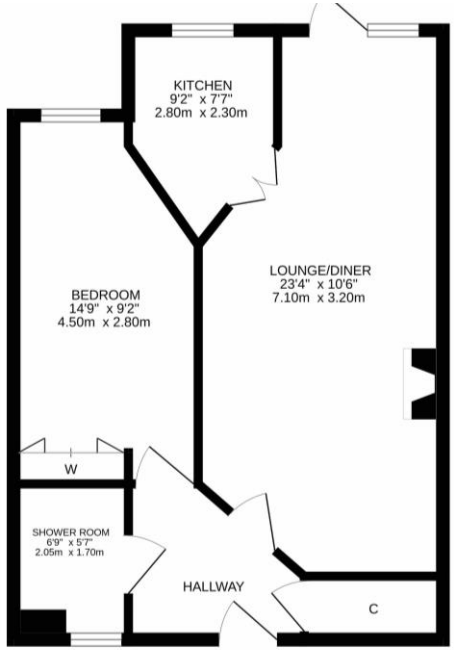











KITCHEN
9'2" x 7'7"
2.80m x 2.30m
BEDROOM
14'9" x 9'2"
4.50m x 2.80m
LOUNGE/DINER
23'4" x 10'6"
7.10m x 3.20m
W
SHOWER ROOM
6'9" x 5'7"
2.05m x 1.70m
HALLWAY
C



