



27 STRATHEARN COURT, CRIEFF, PH7 3DS

Irving**Geddes**  
W.S. • Solicitors • Estate Agents

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Irving Geddes are delighted to offer for sale this very well presented one bedroom apartment situated within a sought after development, aimed at residents aged 50 and above. The property is presented in true move-in condition & enjoys a first floor position with a dual aspect to the front and rear. The layout comprises an entrance HALL with storage, central HALL with 2 large storage cupboards (one 'walk-in'), W.C., a good sized LOUNGE, modern KITCHEN, SHOWER ROOM, & DOUBLE BEDROOM with built-in wardrobe. The development has attractive communal grounds & ample communal parking. Likely to be a welcome addition to the market & early viewing is advised.

A factoring service is provided by Trinity Factors. A monthly charge of c.£190 covers ground maintenance, external painting, roof maintenance, buildings insurance, window cleaning and part-time facilities manager. There is a large ground floor social space used for residents' activities and events. A 2 bedroom guest flat is also available to book for visiting family & friends.

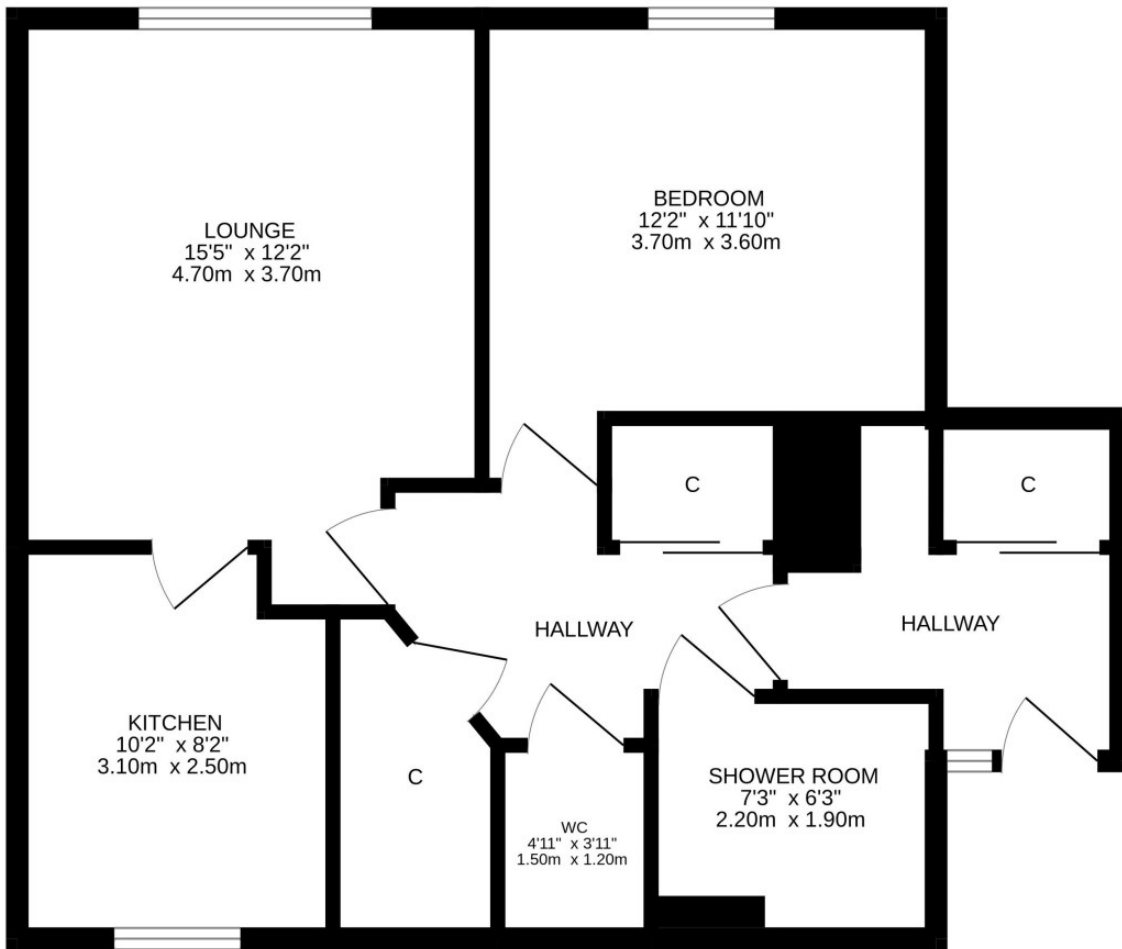


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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





Video Tour <https://my.matterport.com/show/?m=XyX13ehGRov>

Viewing By appointment through Irving Geddes 01764 653771.

Energy Rating 'C' for efficiency. Council Tax Band 'C'.

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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