



Miller Hendry
SOLICITORS AND ESTATE AGENTS



7 Strathearn Court, Crieff, PH7 3DS

- RETIREMENT APARTMENT
- FIRST FLOOR
- LOUNGE
- KITCHEN
- TWO BEDROOMS
- SHOWER ROOM, WC
- DG, ECH
- COMMUNAL GARDENS

Offers Over £95,000





**** CLOSING DATE SET FOR 12NOON ON FRIDAY 28 JANUARY 2022 **** Miller Hendry are delighted to offer for sale this well proportioned and neutrally decorated two bedroom retirement apartment situated within a sought after development. The property is presented in move-in condition and benefits from a first floor position with a dual aspect to the front and rear.

The layout comprises an Entrance Vestibule with storage, Hallway with large storage cupboard and access to the part floored attic via a Ramsay ladder, large bright Lounge with electric fire and wooden surround, two Bedrooms with built in wardrobes, a Shower Room with corner shower enclosure and vanity wash hand basin and a separate WC with wash hand basin and heated towel rail. Unrestricted parking is available close to the property. There is a large ground floor social space used for residents' activities and events. A two bedroom guest flat is also available to book for visiting family and friends. It has an equipped kitchen, shower room and separate toilet and a further two guest rooms with shared facilities can accommodate another four people.

Strathearn Court is a popular choice for retirees, and is surrounded by attractive communal grounds. Number 7 is likely to be a welcome addition to the market and early viewing is recommended.

Vestibule
3'10" x 6'10" (1.17m x 2.08m)

Hallway
4'9" x 14'2" (1.45m x 4.32m)

Lounge
11'3" x 17'7" (3.43m x 5.36m)

Kitchen
6'10" x 11'10" (2.08m x 3.61m)

Bedroom One
8'6" x 12'1" (2.59m x 3.68m)

Bedroom Two
6'11" x 12'1" (2.11m x 3.68m)

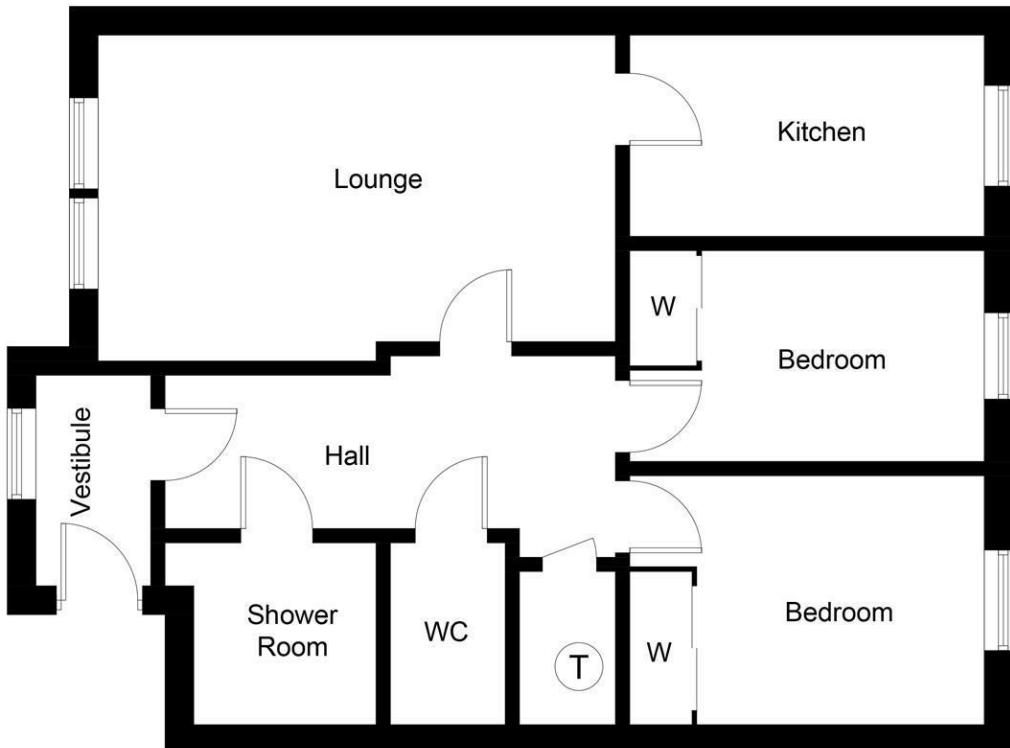
Shower Room
5'10" x 6'10" (1.78m x 2.08m)

WC
3'11" x 5'9" (1.19m x 1.75m)



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First Floor

INCLUDED IN SALE: Fitted carpets, curtains and window blinds.

VIEWING: Contact our Perth Property Department on 01738 630222.

HOME REPORT VALUE: £95,000

COUNCIL TAX : Band C

NOTES: A factoring service is provided by Trinity Factors. A charge currently of £131.18 is payable monthly and this covers ground maintenance, external painting, roof maintenance, buildings insurance, window cleaning and part-time Facilities Manager. Intending residents must be over 50 years of age and will be assessed for suitability. It is the responsibility of the purchaser to obtain approval.



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First and foremost - your interests

Miller Hendry
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Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted, and any interested parties must satisfy themselves by inspection, or otherwise as to the correctness of each of them. These particulars do not constitute an offer of contract or part thereof, and dimensions are approximate.