



Wyllie & Henderson
Property



3/2 The Old Granary West Mill Street, Perth PH1 5QP

Exquisitely presented, bright and spacious 3rd Floor Flat situated in a convenient location within an historic part of the city of Perth. The property forms part of an imposing stone-built former Granary that dates back to the 12th Century. The National Trust for Scotland imaginatively and sympathetically converted the building to the highest of standards and specification and yet much of the original character of this historic building has been retained. Its prime location means the property is within a few minutes walk of the excellent shopping facilities available within the city and the rail and bus stations are close by. Ample parking is available in the NCP and Council-run car parks and pleasant walks along the banks of the River Tay and North Inch parkland are within easy reach.

- **Secure Entryphone System**
- **Lift Access**
- **Hall**
- **Lounge**
- **Dining Kitchen**
- **2 Double Bedrooms**
- **Bathroom**
- **DG & Electric Storage Heating**
- **Attractive "B" Listed Stone Building**

FIXED PRICE £80,000

www.wyllie-henderson.co.uk



**Perthshire Solicitors
Property Centre**

Prospective purchasers should note that the Title Deeds to the property contain a provision that, in a single household, the purchaser must be aged 60 or over and have need for sheltered housing or, in the case of a joint household at least one purchaser must be 60 years or over and in need of sheltered housing. A Residents Association factors the building and there is a maintenance charge for this service which is £15 per month as from 1st June 2009.

The property is entered via a secure outer door with entry system opening to entrance hallway giving access to the stairwell and lift to all floors. Flat 3/2 is entered via a secure outer door which leads to a spacious L-shaped hallway; fitted carpet; 2 partially shelved storage cupboards (1 housing the boiler tank and with electric light); 2 wall lights; coving; borrowed light from dining kitchen.

LOUNGE (13'0 x 11'6)

Beautifully presented, characterful room with double glazed window overlooking the watermill building below; curtain rail; window blind; fitted carpet; electric storage heater; television point; telephone point; coving; 3 double power points; panelled glass door to dining kitchen.

DINING KITCHEN (Kitchen area 11'4 x 3'8) (Dining area 7'11 x 5'2)

Well-proportioned pleasant L-shaped room with two double glazed windows (with fitted mirrors adjacent to reflect natural light) to the front aspect; curtain rail and Venetian blinds; coving; ample storage provided by wall and base units with worktop space above; stainless steel sink with drainer; Hotpoint washing machine; Hotpoint fridge; Creda cooker; Matsui microwave; electric stove light; folding wall table; ample power points; telephone point; television point; electric storage heater. In the dining area there is space for a small table and chairs and also a cupboard with electric light giving more valuable storage space.

BEDROOM 1 (11'7 x 8'8)

Spacious double bedroom to the rear aspect; double glazed window with Venetian blind; fitted mirrors adjacent to window area to reflect plenty of natural light into the room; window shelf; electric storage heater; fitted carpet; ceiling light; double wardrobe with shelf and hanging space; double power point; coving; panelled glass entrance door.

BEDROOM 2 (10'2 x 8'9)

Further bedroom currently being utilised as a dining room; double glazed window with Venetian blind and curtain rail; fitted mirrors adjacent to window area to reflect plenty of natural light into the room; electric storage heater; coving; 2 double power points; fitted carpet; double wardrobe with shelf and hanging space; ceiling light.

BATHROOM (8'10 x 7'5)

Good-sized bathroom comprising 3-piece light blue suite incorporating wc, wash hand basin and bath with electric shower over; fixed mirrors with shaver light point; 2 wall lights; fully tiled around bath/shower area; bathroom accessories; window blind; coving; moveable electric heater and electric towel rail; fitted carpet.

EXTERNALLY

There is a small area of ground to the front and side of the building which is maintained within the Factoring Agreement.

Please Note: Some items may be available by way of separate negotiation.

COUNCIL TAX: Band "C"

VIEWING: Contact Selling Agents

Whilst Wyllie & Henderson Solicitors & Estate Agents make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Please Note: All measurements are approximate.

If you are thinking of selling your own property, please contact us on 01738 638465 for advice and a free pre-sale valuation.



Wyllie & Henderson
Solicitors & Estate Agents
Market Chambers, Caledonian Road, Perth, PH1 5NJ
Telephone: 01738 638465
Fax: 01738 635499
Email: property@wyllie-henderson.co.uk