



Wyllie & Henderson
Property



32 Fechny Park, Perth PH1 1PT

Well proportioned two bedroom apartment forming part of a quiet residential complex of similar type properties. The property is conveniently located within ease of walking distance to Perth City Centre and there is a regular bus service with a stop within close proximity of the development itself. The property benefits from its own exclusive parking space and whilst some general upgrading is required, there is plenty of potential and it will no doubt appeal to a wide range of prospective purchasers.

- **Hallway**
- **Lounge**
- **Kitchen**
- **2 Double Bedrooms**
- **Bathroom**
- **Electric Storage Heating**
- **Double Glazing**
- **Private Parking Space**
- **Quiet Residential Area**

FIXED PRICE £100,000



**Perthshire Solicitors
Property Centre**

www.wyllie-henderson.co.uk

The property is entered via a secure outer communal door which leads to the communal close with Flat 32 being on the first floor. The property benefits from a secure outer door which accesses the spacious "L" shaped Hallway.

HALLWAY

Laminate flooring; 2 storage cupboards; electric storage heater; power points; 2 light fittings.

LOUNGE (3.64m x 3.79m approx)

Well proportioned room with a pleasant outlook overlooking the front of the property; laminate flooring; double glazed window; electric storage heater; power points; telephone point; light fitting; access to Kitchen.

KITCHEN (3.74m x ? approx)

Good sized Kitchen with pleasant outlook to the front; double glazed window; electric storage heater; vinyl flooring; ample storage provided by a range of wall and base units with good worktop space; stainless steel sink with drainer; space for white goods; oven, hob and extractor hood; ceiling light fitting; part tiling to walls.

BEDROOM 1 (2.89m x 3.31m approx)

Double Bedroom situated to the rear of the property; double glazed window; electric storage heater; double fitted wardrobe; light fitting; power points.

BEDROOM 2 (2.93m x 3.98m at widest point)

Further double Bedroom; double glazed window; double fitted wardrobe; electric storage heater; power points.

BATHROOM (2.02m x 1.93m approx)

Double glazed opaque window; bath with over bath electric shower; wc; wash hand basin; extractor hood; fitted mirrored bathroom cabinet; part tiling to walls; electric storage heater; laminate flooring; light fitting.

VIEWING: Contact Wyllie & Henderson on 01738 638465 or property@wyllie-henderson.co.uk

COUNCIL TAX BAND: B

Please note that this property is being offered on the market for sale by a private individual owning a 25% share in the property with the remaining 75% share being owned by Hillcrest Housing Association Limited. The full 100% share of the property will be transferred to the new owner however it is a condition of sale that the sale price be no less than the market value currently being £100,000 as stated in the Home Report for the property.



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

If you are thinking of selling your own property, please contact us on 01738 638 465 for advice and a FREE pre sale valuation.

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