

### Buying with **Next Home**

31 Fechney Park, Perth, PH1 1PT

Many thanks for your interest with 31 We offer free, no obligation mortgage Fechney Park, Perth, PH1 1PT.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the Area

Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.













# Property Summary

Next Home are delighted to bring to the market this immaculately presented 2-bedroom ground floor apartment situated in the city of Perth.

The property has been finished to high standard and is in move-in condition making this ideal for a first-time buyer.

The property is accessed through a communal hall with secure door entry system leading to spacious accommodation comprising: Entrance Hall with built in storage, lounge with large front facing window allowing natural light to flood the room, modern kitchen with a built in oven, 4 ring hob, fridge/freezer and space for a washing machine, 2 double bedrooms with built in wardrobes and a newly fitted 3-piece bathroom.

There is allocated parking to the front of the property and communal drying green to the rear.

Newly installed electric heating and double glazing throughout.





## Key property features

- ✓ New carpets
- ✓ Immaculately presented
- ✓ New bathroom
- ✓ Modern kitchen
- ✓ New heating
- **⋖** Allocated parking
- **♥** Close to city centre
- **У** Ideal for a first-time buyer
- 2 double bedrooms
- **♥** Good storage throughout.









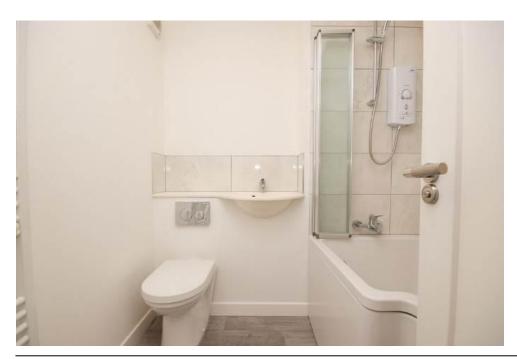










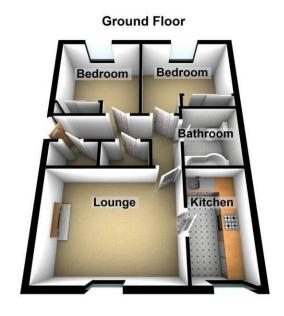




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# Floorplans



### Property Room sizes

#### HALL

12'5" x 5' 3" (3.78m x 1.6m)

LOUNGE

12' 4" x 12' (3.76m x 3.66m)

KITCHEN

12' 3" x 6' 5" (3.73m x 1.96m)

**BEDROOM** 

13' x 9' (3.96m x 2.74m)

**BEDROOM** 

13' x 9' (3.96m x 2.74m)

**BATHROOM** 

6'5" x 6' 1" (1.96m x 1.85m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



#### TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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