



**NeilWhittet**  
solicitors and  
estate agents

¼ Share of  
40 Fechny Park, Perth,  
Offers Over - £31,250





## One Quarter Share of 40 Fechny Park, Perth Offers Over - £31,250

Spacious ground floor, two bedroom flat, only a short walk of City Centre and Perth Royal Infirmary with a secure entry buzzer system and well-maintained communal stairwell. Situated within a quiet cul-de-sac with allocated parking space. Landscaped garden grounds are maintained including a drying green and bin store. Warmth is by electric heating and double glazing is installed throughout. Ideal for first time buyers looking to get on property ladder with purchase of just 25% of property but opportunity to purchase remaining 75% from Hillcrest Housing Association who retain ownership of the remaining shares. On purchase of this share you will pay a normal mortgage payment to your lender and an occupancy payment of £163.31. Viewing highly recommended.

### Accommodation –

Lounge – 3.78m x 3.62m (approx)

Bright public room to front of property overlooking cul-de-sac. Fireplace with electric fire. Giving access to;



Kitchen/Diner – 3.75m x 2.13m (approx)  
Bright well-equipped kitchen fitted with a selection of wall and base units. Integrated electric oven and hob. Marble effect worksurfaces, tiled splashback and vinyl flooring. Space for dining furniture and white goods.

Hallway –  
Welcoming entrance laid with tile effect laminate flooring. Two built in storage cupboards, one housing water tank.

Bedroom 1 – 3.30m x 2.90m (approx)  
Spacious double to rear of property overlooking garden area, ample space for free standing furniture, built in wardrobes. Carpeted.

Bedroom 2 – 2.95m x 2.90m (approx)  
Another good sized double room to rear of property with built in wardrobes. Wood effect laminate flooring.

Bathroom – 2.00m x 1.93m (approx)  
Fresh white three-piece suite consisting of WC, basin and bath with electric shower and shower curtain rail. Vinyl flooring.





Burdens –

Burdens –

EPC Rating – B

Council Tax Band – C

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

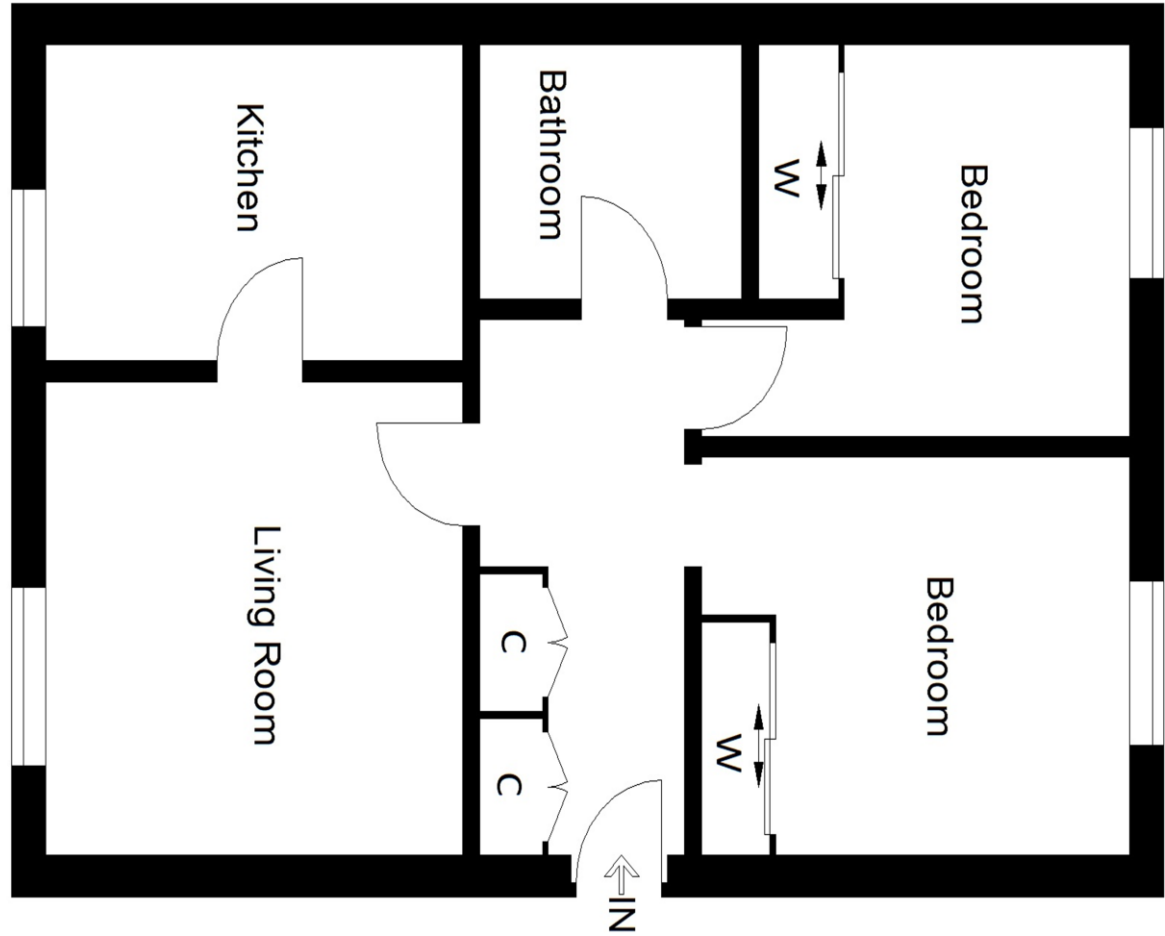
Ruthvenfield

Scone

Stanley

St Madoes

Illustration For Identification Purposes Only.  
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