

Wyllie & Henderson
Property



7 Needless Road, Craigie, Perth PH2 0LE

Beautifully presented ground floor flat in quadruple block located in a much sought after residential location convenient for the extensive local amenities of the Craigie district and within walking distance of Perth City Centre.

The well proportioned accommodation, which has recently been refurbished and upgraded, comprises:

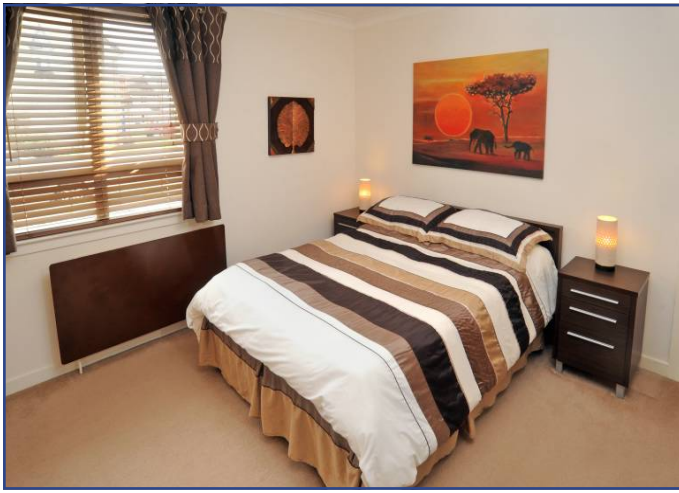
- Hall
- Lounge
- 2 Double Bedrooms
- Kitchen
- Bathroom
- Double Glazing
- Gas Central Heating
- Popular Residential Location
- Private Garden Area
- Band A Council Tax
- Potential Off Street Parking

OFFERS OVER £99,999

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To the front of the property is a large area of garden ground which has been laid out with attractive plants and stone chips. This area has the potential to be converted to off street parking subject to the necessary statutory consents being obtained.

To the rear of the property is an area of garden exclusively for the flat. This area of garden has recently been upgraded with chipping, fencing and an octagonal patio for tables & chairs. The new timber shed is also included in the sale. Out with the private garden area there is a large shared drying green which is shared with just one other neighbour.

The property has numerous features such as moulded ceiling cornices and "chrome" electrical switch gears which offer a contemporary feel.

The property is double glazed and benefits from a newly installed gas central heating system. All fitted carpets and fixed floor coverings are included in the sale as are the fitted kitchen appliances and other extras detailed below.

HALL (16'1 x 3'6 approximate)

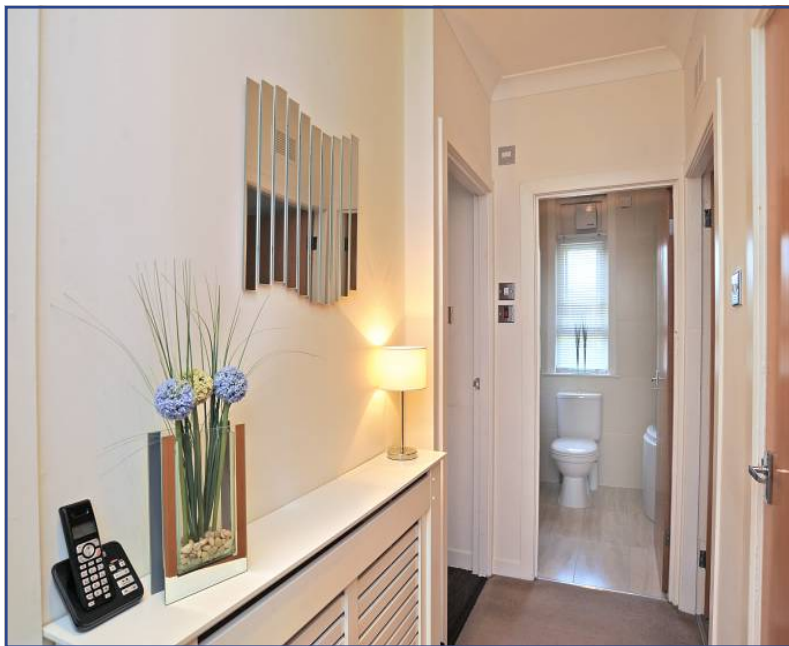
A substantial exterior door with elliptical double glazed panel leads to the Hall which offers access to all apartments; fitted carpet; central heating radiator; ceiling mounted smoke alarm; high level meter cupboard; One of the main features of the hall is a large walk in cloak cupboard.

LOUNGE (16'5 x 10'9 maximum)

Front facing public room; fitted carpet; central heating radiator; venetian blind to window; ceiling mounted smoke alarm; TV connection; 4 double 13amp power points; built in cupboard with shelves.

KITCHEN (9'10 x 8'11 approximate)

Beautifully presented kitchen which has recently been fitted: extensive range of modern wall and base units; integrated washer/dryer; tiled splash backs to work top areas; "stainless steel" gas hob with "stainless steel" extractor hood over; fitted electric oven; single drainer stainless steel sink with mixer tap; venetian blind to window; walnut effect flooring; 3 double 13amp power points plus appliance connections; exterior door with double glazed panel to rear garden.



BEDROOM 1(11'11 x 11'1 approximate)

Front facing double Bedroom; twin fitted double wardrobes with shelving and hanging rails; fitted carpet; central heating radiator; venetian blind to window; 2 double 13amp power points.

BEDROOM 2 (9'8 x 9'7 excludind door recess)

Rear facing double Bedroom; fitted carpet; venetian blind to window; central heating radiator; 2 double 13amp power points.

BATHROOM (7'3 x 5'8 approximate)

Fully tiled Bathroom; modern three piece suite comprising "sculpted" bath with glazed shower screen and electric shower over, wash hand basin and WC; mixer tap with hand held shower attachment to bath; laminated flooring; "ladder" heated towel rail in "chrome"; window with venetian blind.



ENTRY:By Arrangement

VIEWING:

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

COUNCIL TAX BAND:A



Whilst Wyllie & Henderson Solicitors & 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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