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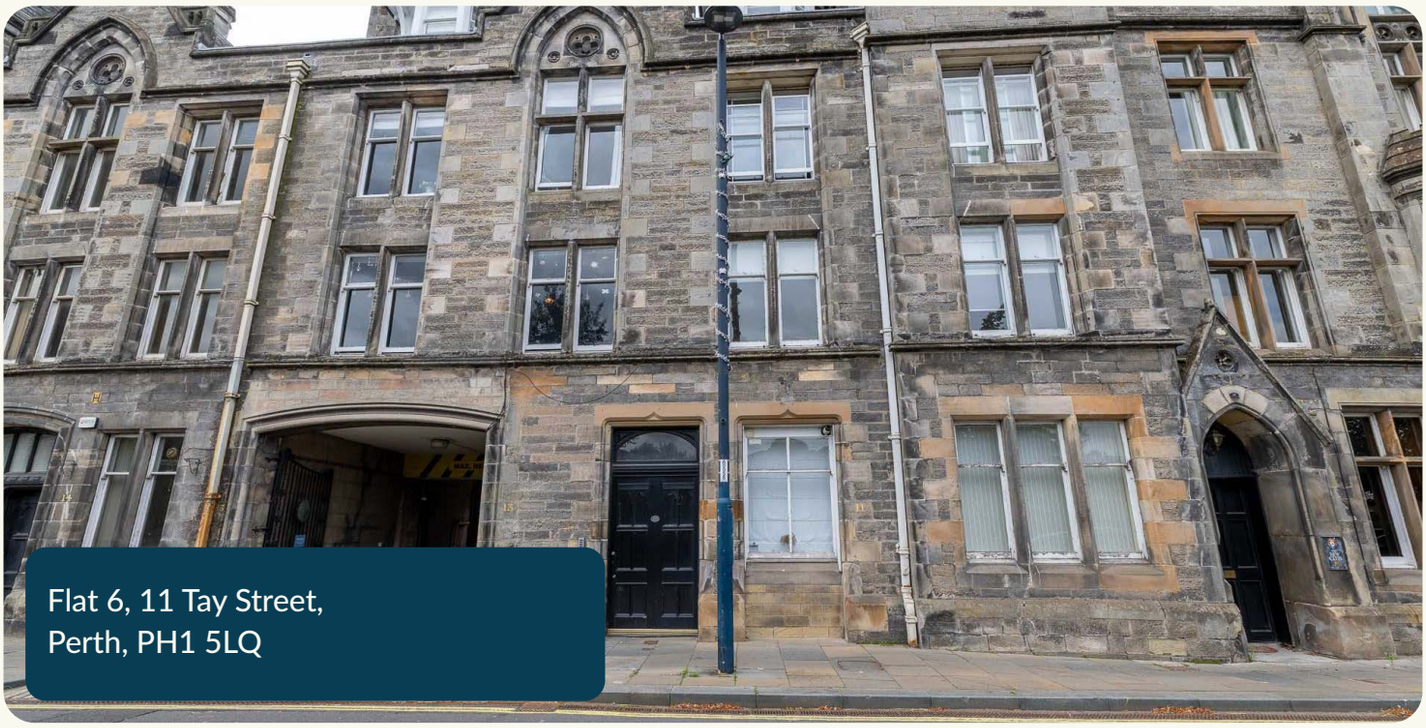


Flat 6, 11 Tay Street,
Perth, PH1 5LQ

Characterful and beautifully presented 2 bedroom, top floor flat situated just a short walk from the North Inch parklands.

2 Bed | 2 Bath | 2 Reception

Presented in excellent condition, this characterful and well-presented 2 bedroom, top floor flat is situated just a short walk from the North Inch parklands and Perth City Centre and benefits from some stunning river views.

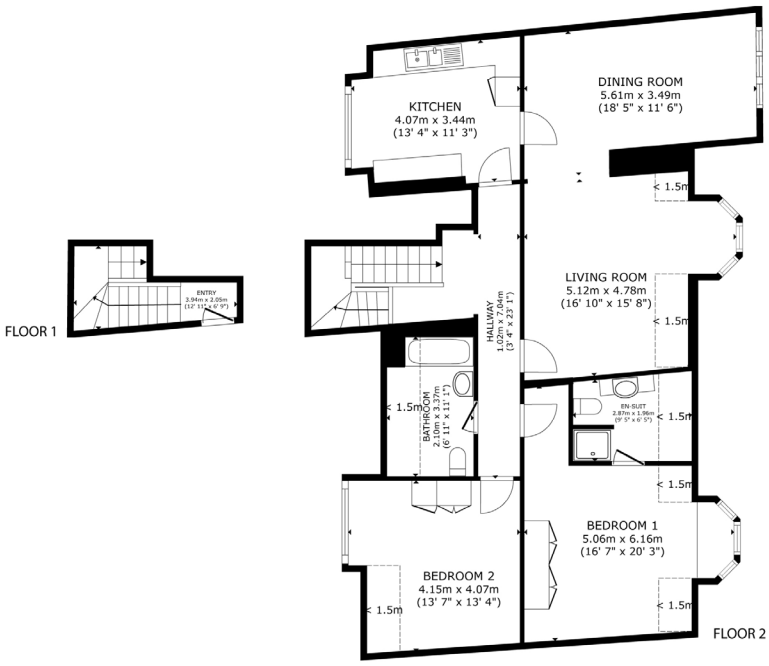
The flat is accessed via a well-maintained and attractive communal stairwell and benefits from secure door entry. The accommodation is well proportioned with high ceilings and comprises a hallway; 2 spacious reception rooms both of which benefit from some fabulous views of the River Tay; modern fitted kitchen with integrated oven, gas hob, extractor, washing machine, dishwasher and fridge freezer and ample space for informal dining; 2 double bedrooms, both with built in storage, 1 with en suite shower room and a bathroom comprising a bath, WC and wash hand basin. The attic space has been floored and offers great additional storage. Certain items of furniture are to be included in the sale. Parking is available on street with a parking permit which is available from Perth and Kinross Council.

This charming property has much to offer and its location and accommodation must be viewed to be fully appreciated.

Features

- Lounge
- Dining Room
- Kitchen
- 2 Bedrooms
- 1 En Suite
- Bathroom
- Secure Door Entry
- City Centre Location
- Amazing River Views
- EPC Rating D

Offers Over £230,000



Flat 11/6, Tay Street, Perth, PH1 5LQ

GROSS INTERNAL AREA
FLOOR 1 5.5 m² (59 sq.ft.) FLOOR 2 111.0 m² (1,195 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 10.2 m² (110 sq.ft.)
TOTAL : 116.5 m² (1,254 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Perth is a lively city and offers a wealth of everyday amenities including shops, supermarkets, eateries and independent retailers, along with a wide range of recreational, cultural and educational facilities. There is a mainline railway station, bus station and convenient road links are accessible via the nearby M90.

FOR VIEWING:

By appointment only

Contact Lindsays on:

01738 630222 perthproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.