

Simple Approach



Flat 1 11 Tay Street, Perth
Perthshire PH1 5LQ

Offers over £114,950

Simple Approach are delighted to offer this very attractive and unique one bedroom, 'B' Listed c1870 ground floor riverside apartment, boasting splendid aspects beside the River Tay of the Norrie Millar Walk, Kinnoull Church, Rodney Gardens and Kinnoull Hill and woodland. The apartment is placed between the two bridges on the River Tay in Perth, just a stone's throw away from local cafes, shops, restaurants, the Theatre, Concert Hall and both the North Inch and South Inch Parklands. It is situated in an ideal location for those commuting to Dundee, Pitlochry, Inverness, Edinburgh, Glasgow and Aberdeen. This property is set in the prestigious area of Tay Street, close to all local amenities found in the City Centre and we would strongly recommend arranging an early viewing to avoid disappointment.

Living/ Diningroom

24'11" x 11'10" (7.60 x 3.63)

Kitchen

12'7" x 7'4" (3.84 x 2.26)

Bedroom

12'9" x 18'2" (3.91 x 5.54)

Bathroom

9'9" x 6'1" (2.98 x 1.87)

Location

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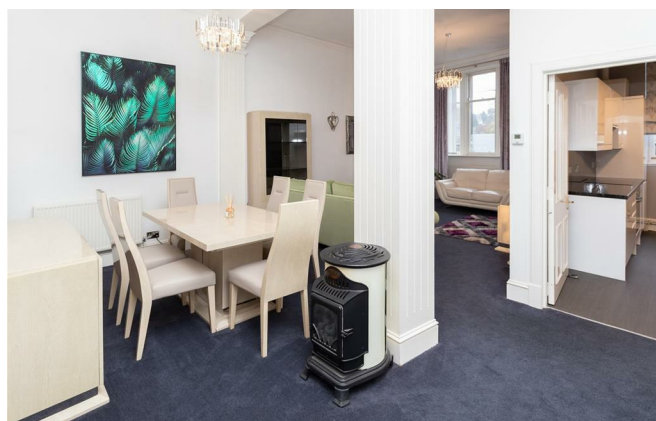


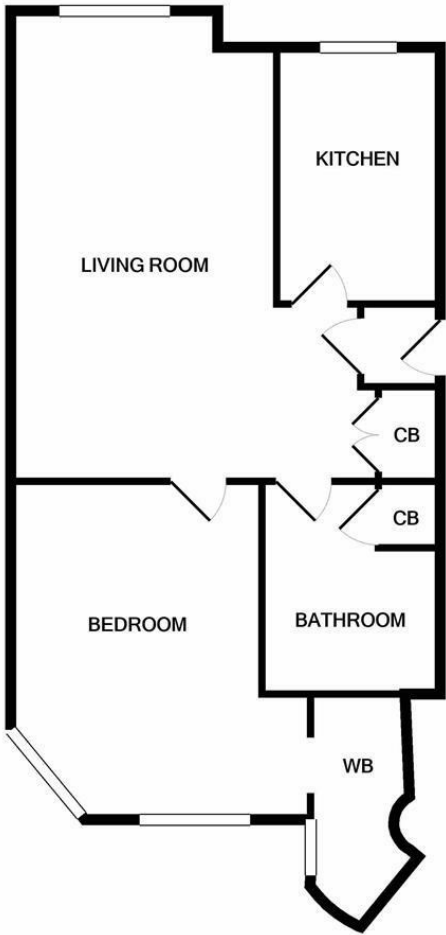


- Traditional Features
- Spacious rooms

- Modern Kitchen
- Stunning decoration

- Gas Central Heating
- Riverside location





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		