

Simple Approach



Flat 1 Number 72 Tay Street, Perth
Perthshire PH2 8NN

Offers over £177,000

Simple Approach are delighted to offer this very attractive three bedroom flat on Tay Street, boasting splendid aspects beside the River Tay of the Norrie Millar Walk, Kinnoull Church, Rodney Gardens and Kinnoull Hill and woodland. This great flat boasts many sought after features such as three good sized bedrooms, gas central heating and one private allocated parking space. The property is 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.

Lounge

13'9" x 11'0" (4.21 x 3.37)

Kitchen

9'4" x 13'3" (2.85 x 4.04)

Entrance Hallway

30'10" x 3'6" (9.40 x 1.08)

Bathroom

9'4" x 9'0" (2.85 x 2.75)

Master Bedroom

9'3" x 16'11" (2.84 x 5.16)

En-Suite

9'1" x 3'0" (2.78 x 0.92)

Bedroom 2

9'6" x 9'2" (2.92 x 2.81)

Bedroom 3

7'8" x 9'4" (2.35 x 2.85)

External

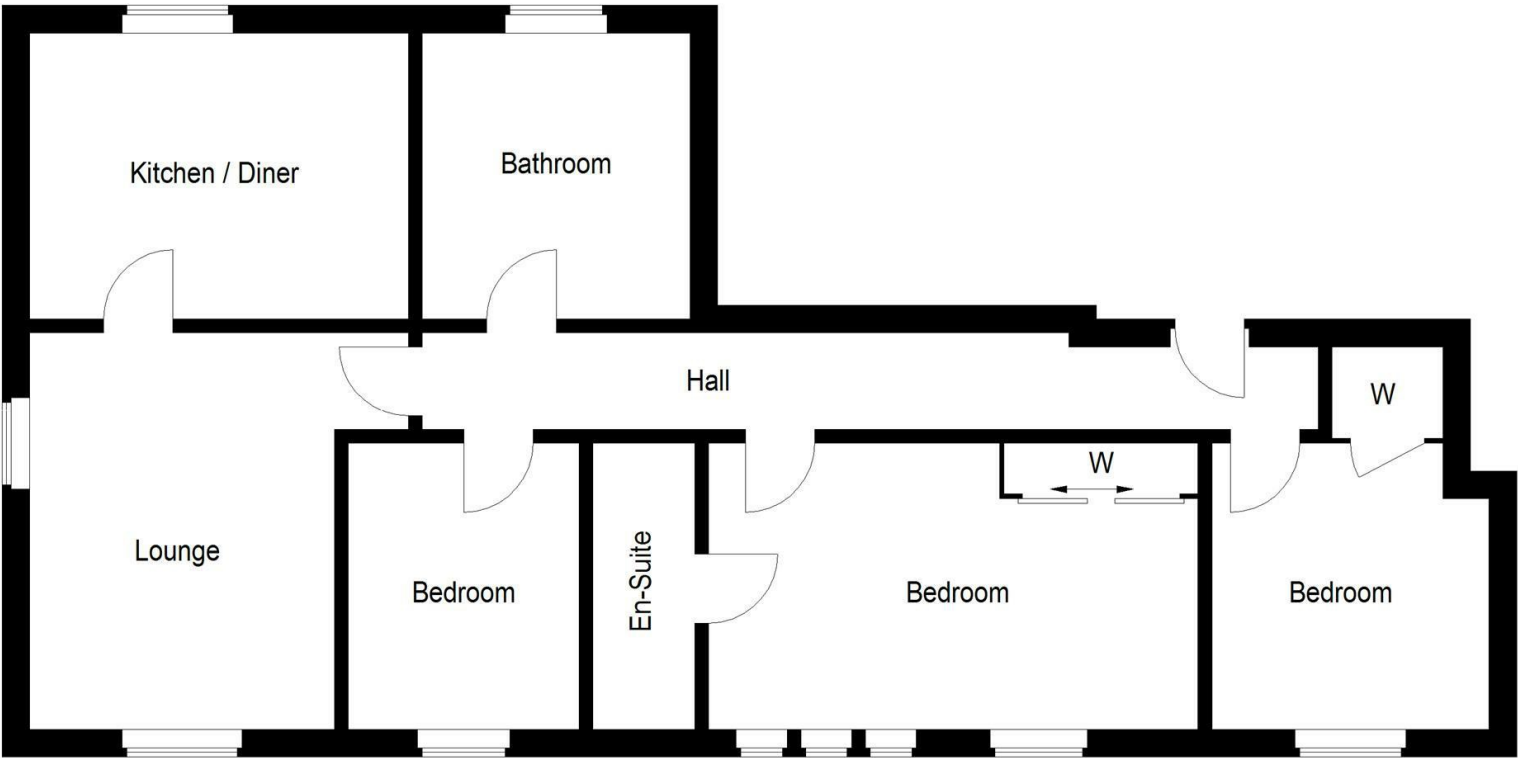
Location





- Move In Condition Three Bedroom Apartment With River Tay Views
- City Centre Location
- One Private Car Parking Space Allocated
- Picturesque Views
- Gas Central Heating
- Traditional Features Throughout





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		