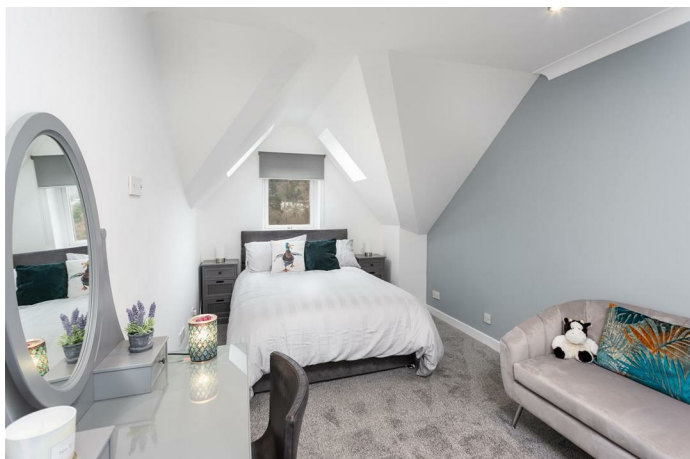


Simple Approach



**78G Tay Street, Perth
Perthshire PH2 8NP**

Offers over £128,000

Simple Approach are delighted to offer this very attractive and unique two bedroom top floor flat to the Perthshire residential market. Boasting stunning views across the River Tay, the Norrie Millar Walk, Kinnoull Church, Rodney Gardens and Kinnoull Hill and woodland. This property comes to the market in great, move in condition throughout. The apartment is placed 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

10'10" x 11'10" (3.32 x 3.63)

Bedroom

12'2" x 7'4" (3.72 x 2.25)

Kitchen

12'6" x 10'1" (3.82 x 3.09)

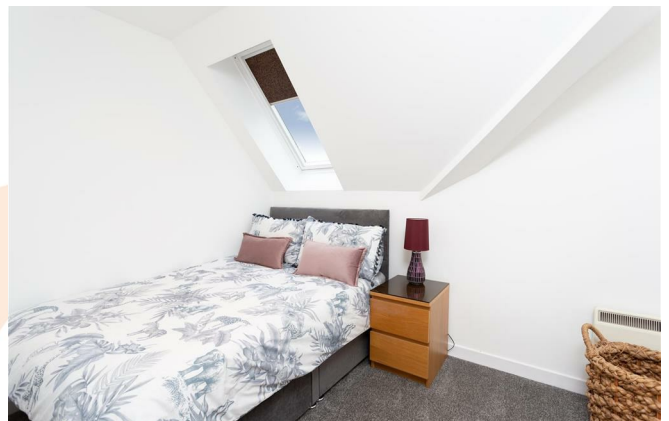
Bathroom

7'3" x 5'10" (2.22 x 1.80)

Bedroom

17'1" x 9'0" (5.23 x 2.75)

Location






- Luxury Two Bed Top Floor Flat
- Modern Kitchen
- Envable Perthshire Location
- Private Residents Parking
- Close To All Local Amenities
- Move-In Condition Throughout
- Stunning Views





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC 