

Simple Approach



11/1 Tay Street, Perth
PH1 5LQ

Offers over £153,950

This well presented ground floor flat on Tay Street, Perth offers spacious and comfortable accommodation in one of the city's most desirable locations, right alongside the picturesque River Tay.

The property features a bright and generously proportioned lounge, providing a welcoming space for both relaxing and entertaining. The well-equipped kitchen offers ample storage and worktop space, while the sizeable double bedroom benefits from excellent proportions, making it a true standout for a one-bedroom property. A fresh white bathroom completes the accommodation.

Further benefits include gas central heating, ensuring warmth and efficiency throughout the year.

This is a particularly spacious one-bedroom flat, ideal for first-time buyers, couples, or investors seeking a property in a highly sought-after and scenic riverside setting, within easy reach of Perth city centre and its wide range of amenities.

Lounge / Dining Area

16'9" x 27'7" (5.13 x 8.42)

Kitchen

13'0" x 7'8" (3.97 x 2.35)

Bedroom

13'2" x 18'4" (4.03 x 5.61)

Bathroom

8'0" x 6'5" (2.44 x 1.98)





- Ground Floor Apartment
- One Generous Bedroom
- Spacious Accommodation Throughout
- Sizeable Kitchen
- Bright & Spacious Lounge
- Gas Central Heating
- Highly Sought After Location



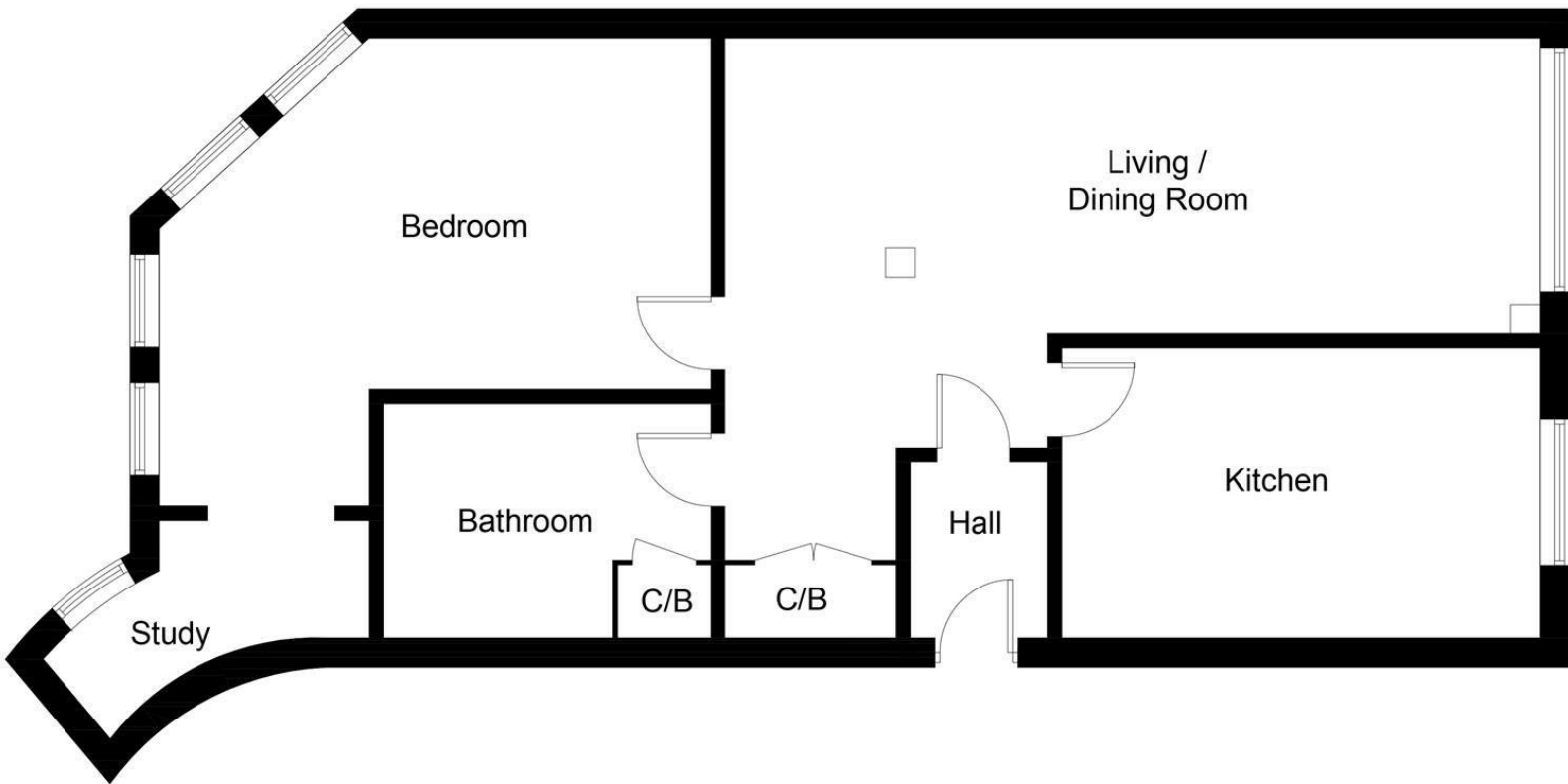
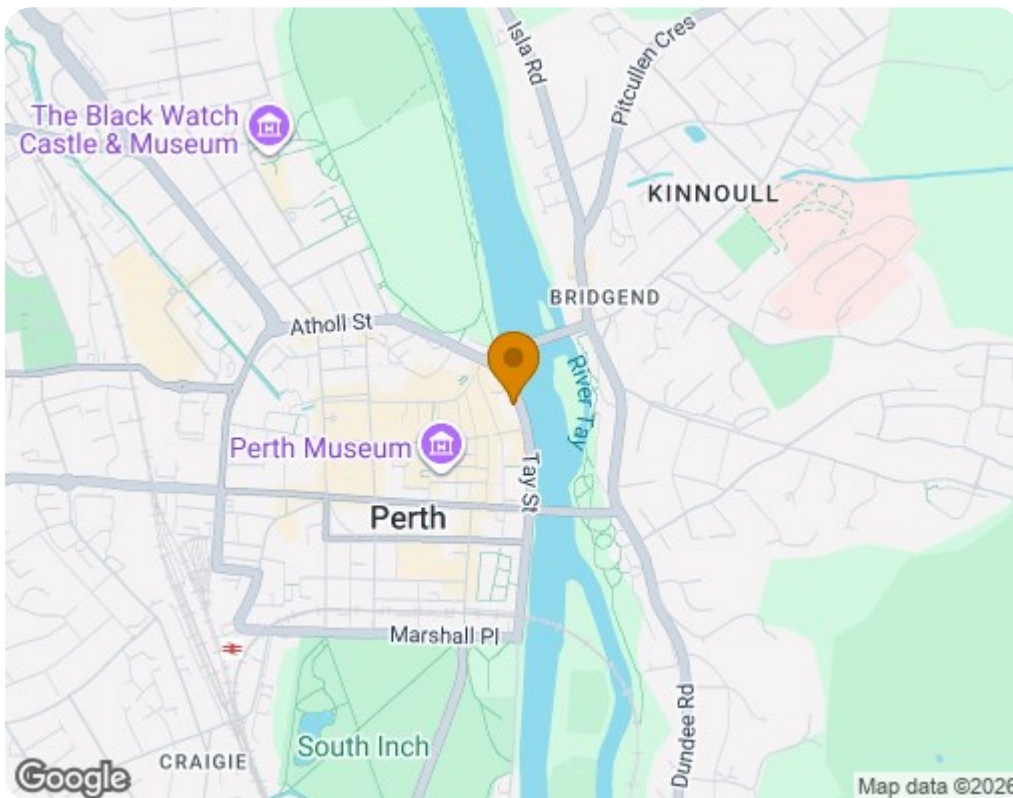


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293547)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	67		
(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			79
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	