

Simple Approach



**Flat 2, 52 Tay Street, Perth  
PH1 5TR**

**Offers over £159,950**

Situated in the heart of Perth on the charming Tay Street, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals or small families seeking a serene living space. The flat features a welcoming reception room, providing a warm atmosphere for relaxation or entertaining guests.

One of the standout features of this property is its stunning view, which allows residents to enjoy the picturesque scenery that the area has to offer. The proximity to the River Tay enhances the appeal, making it an excellent choice for those who appreciate nature and outdoor activities. Imagine leisurely strolls along the riverbank or enjoying a picnic in one of the nearby parks such as The North & South Inch.

Moreover, the flat's city centre location ensures that all essential amenities, including shops, restaurants, and public transport, are just a stone's throw away. This makes daily life both convenient and enjoyable, as everything you need is within easy reach.

The property also includes a well-appointed bathroom, catering to all your personal needs. Whether you are looking to invest in a new home or seeking a rental opportunity, this flat on Tay Street presents an attractive option that combines modern living with a vibrant community atmosphere. Don't miss the chance to make this lovely flat your new home.

**Lounge**  
16'0" x 12'6" (4.90 x 3.82 )

**Kitchen**  
9'7" x 7'11" (2.94 x 2.43)

**Master Bedroom**  
9'10" x 10'2" (3.0 x 3.12)

**Bedroom Two**  
13'2" x 8'4" (4.03 x 2.56)

**Shower Room**  
8'10" x 5'6" (2.70 x 1.70)

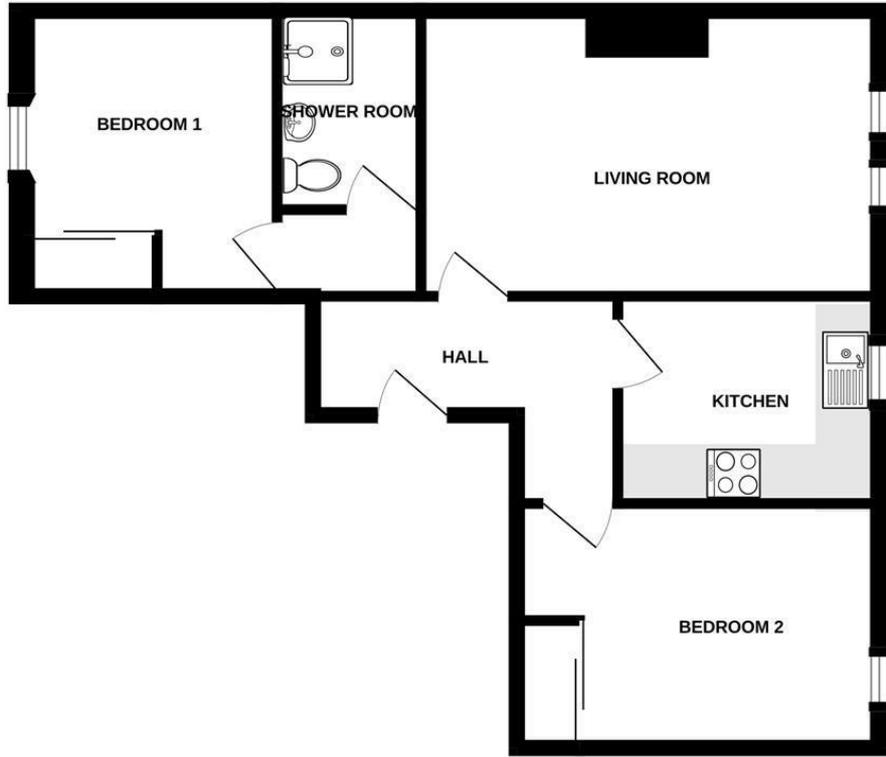




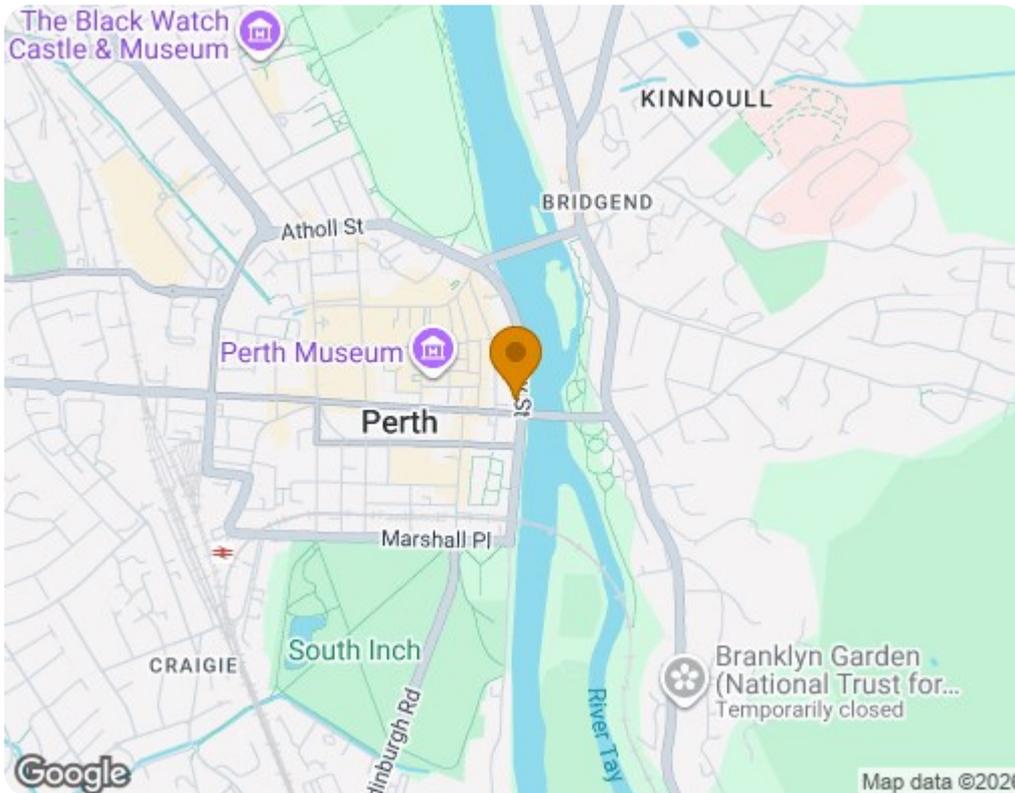
- Well Presented Flat On A Highly Sought After Street
- Picturesque Views Over The River Tay
- Close To All Local Amenities
- Two Bedrooms
- Bright & Spacious Lounge
- Gas Central Heating
- Fitted Kitchen



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>88</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC