



Flat 2 11 Tay Street, Perth, PH1 5LQ  
Offers over £180,000

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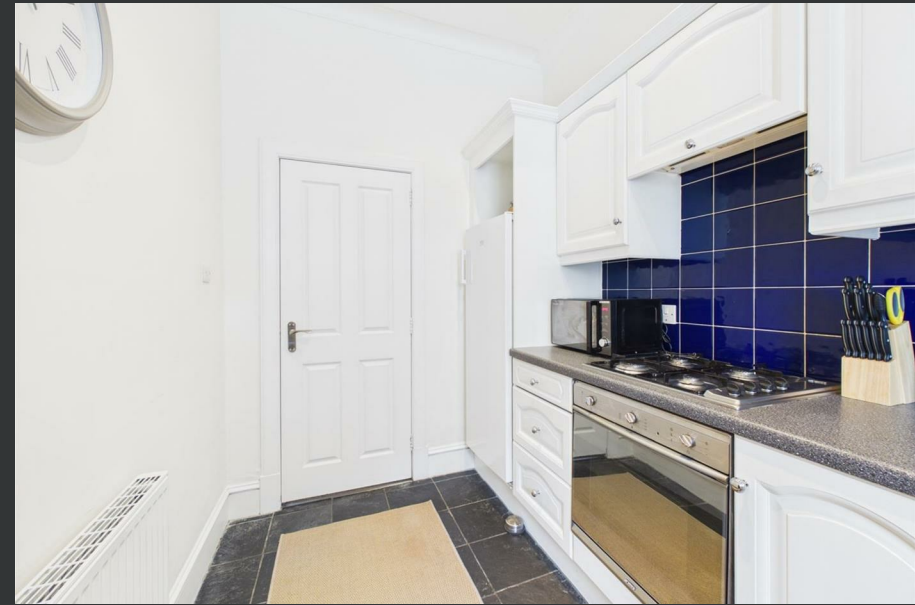
# Flat 2 11 Tay Street Perth, PH1 5LQ

Offers over £180,000

- Prestigious Tay Street address
- Two generous double bedrooms
- Bright and spacious living room
- Impressive period features and high ceilings
- Secure entry system
- Spacious first-floor apartment
- Principal bedroom with en-suite shower room
- Well-equipped fitted kitchen
- Gas central heating
- Views overlooking the River Tay

Situated within an attractive and characterful period building on sought-after Tay Street, Flat 2, 11 Tay Street is a beautifully presented two-bedroom first-floor apartment offering generous accommodation, impressive ceiling heights, and a prime city-centre location overlooking the picturesque surroundings of Perth.

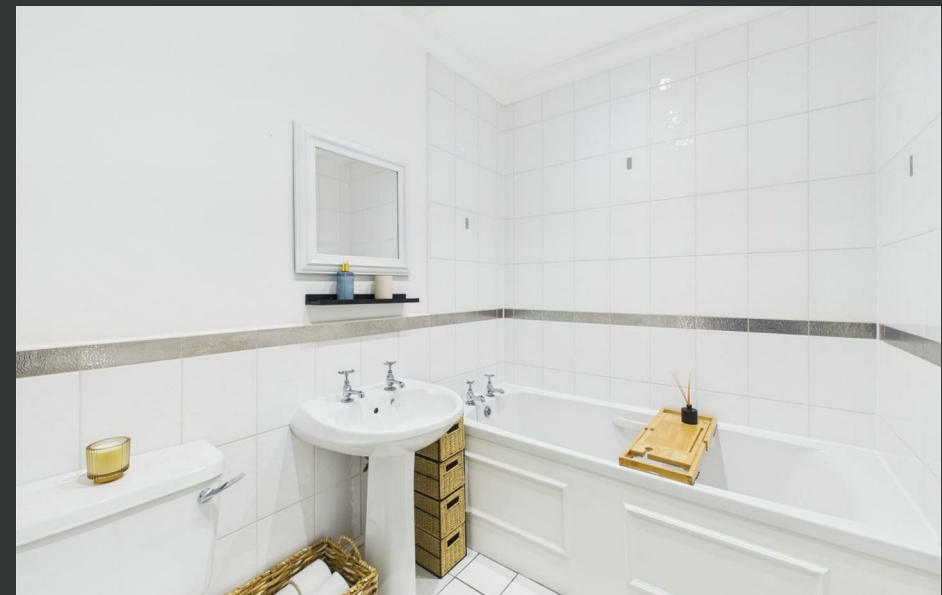
The property is accessed via a welcoming hallway which provides access to all apartments. The bright and spacious living room is flooded with natural light from large sash-style windows and benefits from delightful views overlooking the River Tay, providing a superb backdrop for everyday living and entertaining. The well-appointed kitchen is fitted with a range of wall and base units, complemented by generous worktop space and integrated cooking appliances. There are two exceptionally spacious double bedrooms, both benefiting from excellent proportions and attractive period features. The principal bedroom further enjoys the convenience of an en-suite shower room, while a contemporary family bathroom serves the remainder of the accommodation. The apartment is presented in move-in condition throughout, with tasteful décor, gas central heating, secure entry access, and well-maintained communal areas. Combining traditional charm with modern comfort, this impressive property will appeal to a wide range of purchasers including first-time buyers, professionals, downsizers, and investors seeking a high-quality city-centre home within one of Perth's most desirable addresses.

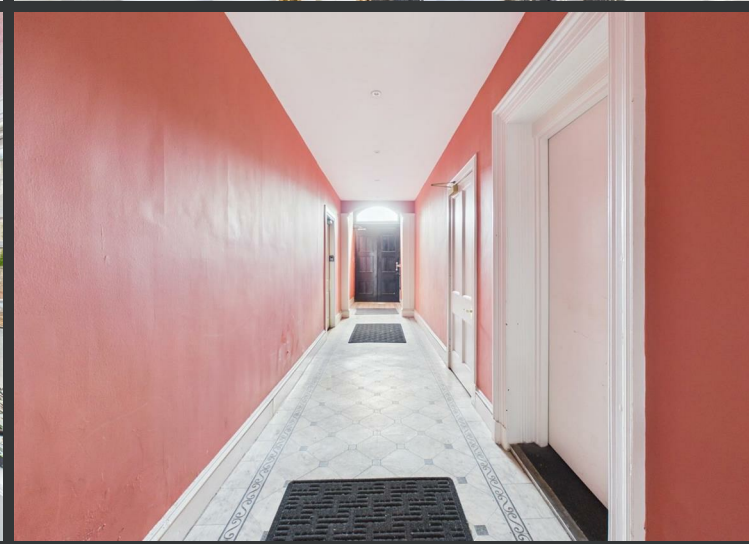


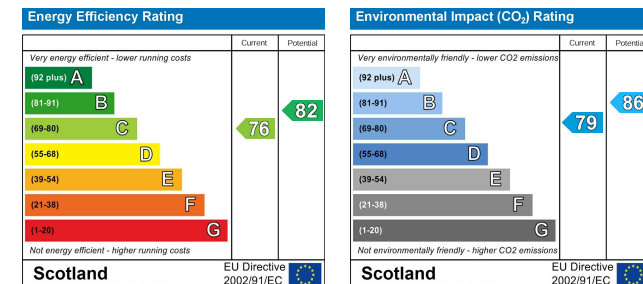
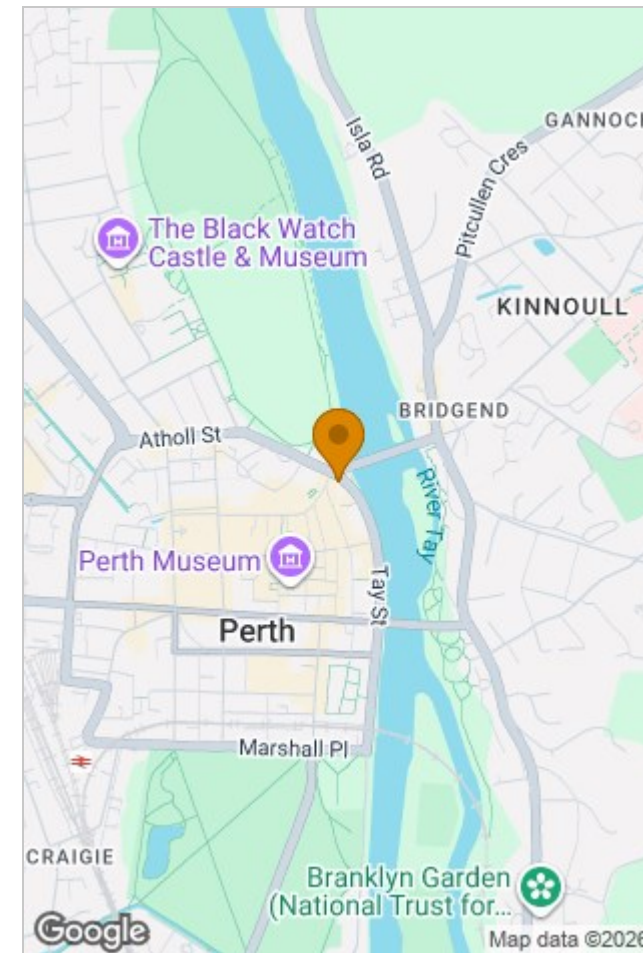
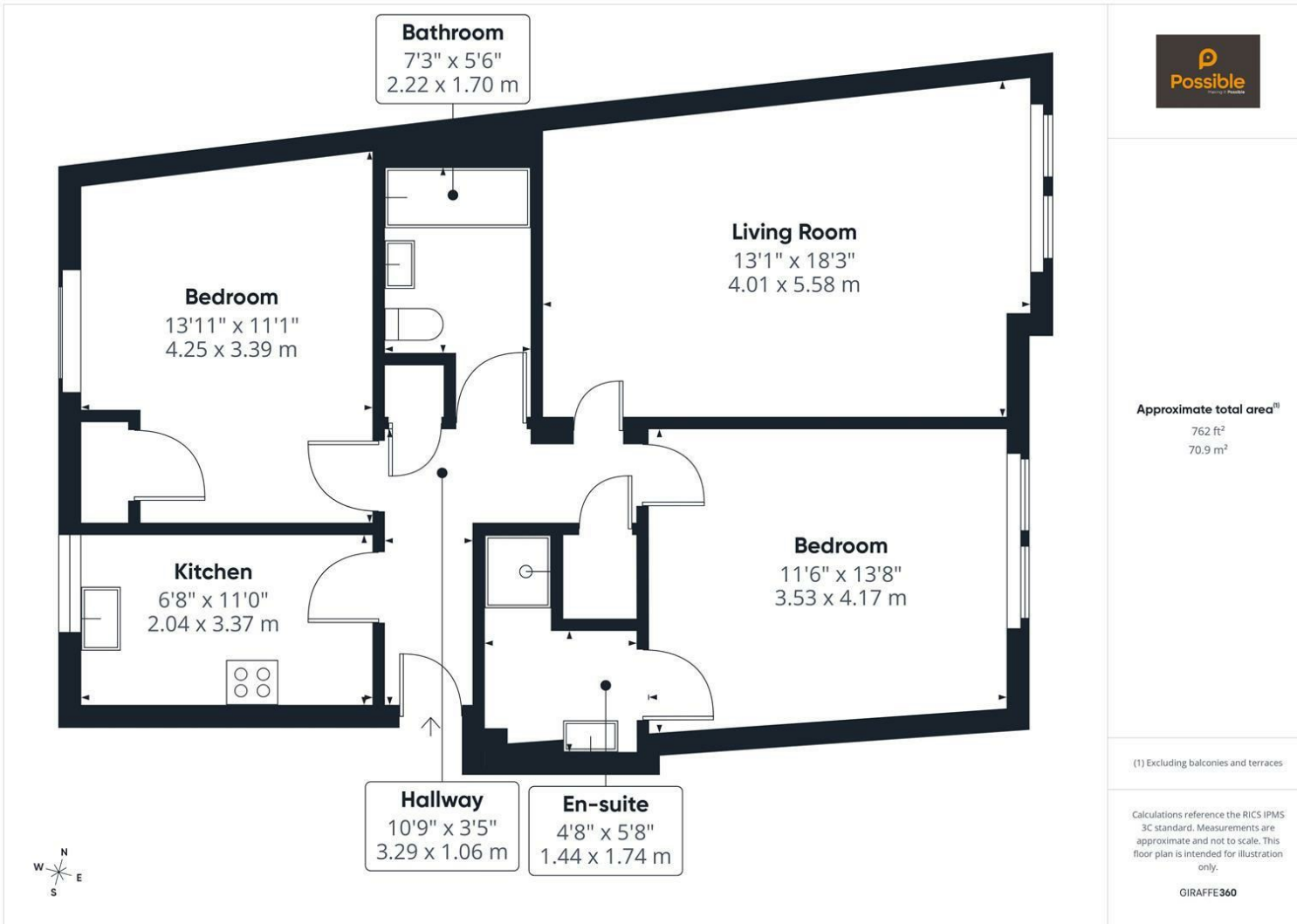


## Location

Tay Street is one of Perth's most desirable residential addresses, positioned alongside the banks of the River Tay and within easy walking distance of the city centre. Residents enjoy immediate access to a wide range of shops, cafés, restaurants, leisure facilities, and cultural attractions, including Perth Theatre, Perth Concert Hall, and the city's picturesque parks and riverside walks. Excellent transport links connect Perth to Dundee, Edinburgh, Glasgow, and Inverness via road and rail, making it an ideal base for commuters. The area combines historic charm with modern convenience, offering an attractive lifestyle in the heart of one of Scotland's most vibrant and well-connected cities.







## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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