



**Premier
Properties**
Perth



62G Tay Street, Perth, PH2 8NN £650 Per Calendar Month



Accommodation accessed from stunning stone staircase features:

Entrance hallway with excellent storage separated over 2 levels. Newly refurbished bathroom with power shower, bath and dual heated towel rail (photos to follow). Large bedroom with generous wardrobe space and large feature bay window. Extremely spacious sitting room with large feature bay window, television point, phone and generous electrical sockets.

Stunning kitchen with premium appliances including –

- Dishwasher
- Induction Hob
- Electric Oven
- Wine cooler
- Wine rack
- Integrated Fridge Freezer
- Microwave

Fitted with clever storage spaces and cupboards, LED lighting and space for dining table and chairs. Generous electrical sockets and USB points. Washing machine taken away from kitchen and positioned in bathroom cupboard for noise reduction. Option of having an additional freezer within cupboard in hall if needed.

Warmth is provided via gas central heating from a Worcester combi boiler. Externally there is on street parking available for which permits can be purchased from Perth & Kinross Council.

All communal maintenance is covered by the landlord including the cleaning of the stairwell and 4-weekly external window cleaning.

No Pets

- 1 Double Bedroom
- Newly Fitted Kitchen
- GCH
- City Centre Location
- Nearby Amenities
- Riverside Location
- Secure Door Entry
- Nearby Bus Stop
- Walking Distance to Parks
- Move In Condition



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



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