



**Premier
Properties**
Perth



44 Tay Street, Perth, PH1 5TR Offers Over £169,500

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Situated in the heart of Perth City Centre, this property enjoys a prime location with local amenities just a short stroll away and offering stunning views of the River Tay.

Accessed via a secure entry system, you'll be greeted by a striking entrance that showcases beautiful traditional features, establishing the character of the apartment. Upon entering, stairs lead you to the main accommodation, which includes a welcoming hallway, a spacious lounge with views over the River Tay, kitchen, two generously sized bedrooms and bathroom (with wc).

Heating is provided via gas central heating and the windows are sash and case singled glazed.

In addition, the property benefits from a shared courtyard to the rear, storage area accessed from the landing and a shared basement.

Early viewing is strongly encouraged, as this property is a rare find and presents a unique opportunity in today's market.

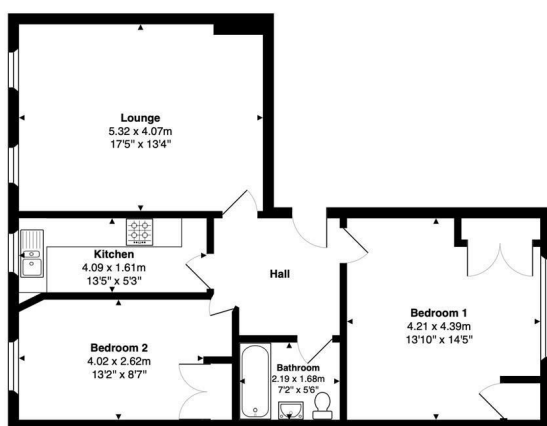
- 2 Bedrooms
- Buy To Let Opportunity
- Close To All Local Amenities
- Gas Central Heating
- Great First Time Buy
- River Tay Views



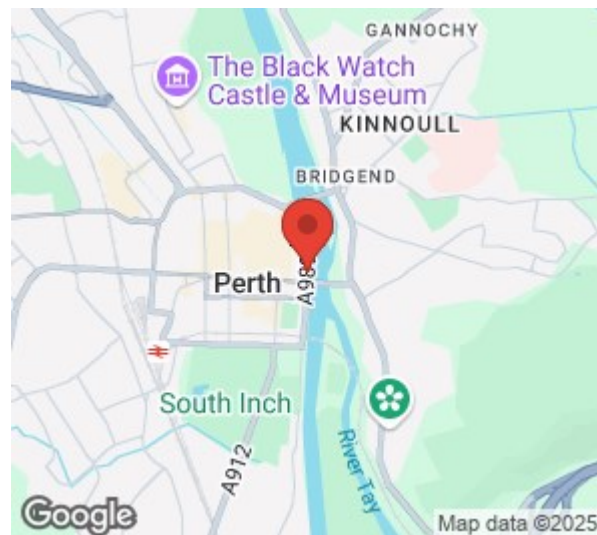
Flat 5, 44 Tay Street, Perth, PH1 5TR

Total Area: 72.3 m² ... 778 ft²

All measurements are approximate and for display purposes only



2nd Floor



Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 72 | Potential: 79

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

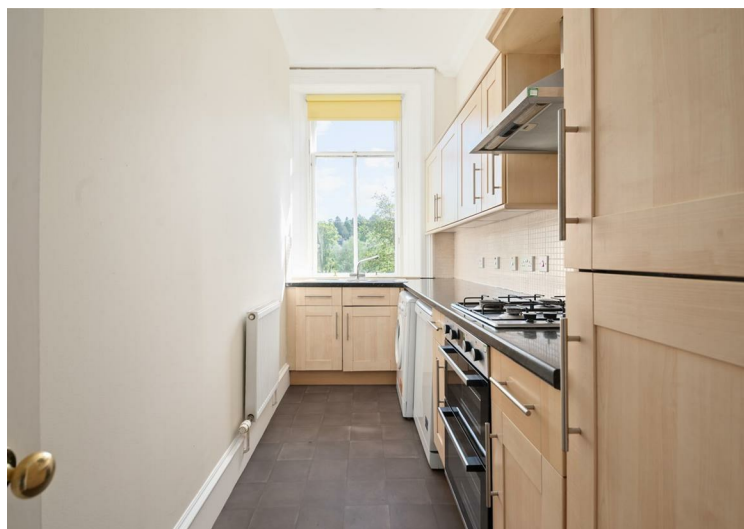
Very environmentally friendly - lower CO₂ emissions

Current: 70 | Potential: 81

Not environmentally friendly - higher CO₂ emissions

Scotland

EU Directive 2010/31/EU



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