



84M Tay Street, Perth, PH2 8NP  
Offers over £185,000





- Stunning uninterrupted views across the River Tay
- Modern, high-quality kitchen with integrated appliances
- Stylish upgraded bathroom with shower-over-bath
- Secure entry system for added peace of mind
- Prime city-centre location close to shops, cafes & parks
- Spacious open-plan kitchen/living/dining area
- Two generous double bedrooms
- Bright interiors with large feature windows
- Private parking space
- Turn-key condition-ideal for first-time buyers or investors

84M Tay Street presents a beautifully modernised and exceptionally bright two-bedroom apartment set within one of Perth's most desirable waterfront locations. Occupying an elevated position within a well-maintained traditional building, this stylish home enjoys uninterrupted views across the River Tay, providing a rare blend of contemporary living and scenic charm.

The property opens into a long hallway that leads to a magnificent open-plan kitchen and living area. With dual windows framing the river, this spacious room is flooded with natural light and offers ample space for dining, relaxing, and entertaining. The kitchen itself is finished to a high standard, with sleek units, integrated appliances, generous worktop space and a modern, neutral design. Both bedrooms are excellent doubles, each displaying tasteful décor, soft carpeting, and peaceful outlooks. The bathroom is beautifully upgraded, featuring a modern three-piece suite, shower-over-bath and elegant tiling. The property also benefits from secure entry into the building and a private parking space immediately next to the entrance. This is an outstanding opportunity to purchase a move-in-ready apartment in one of Perth's most iconic settings.

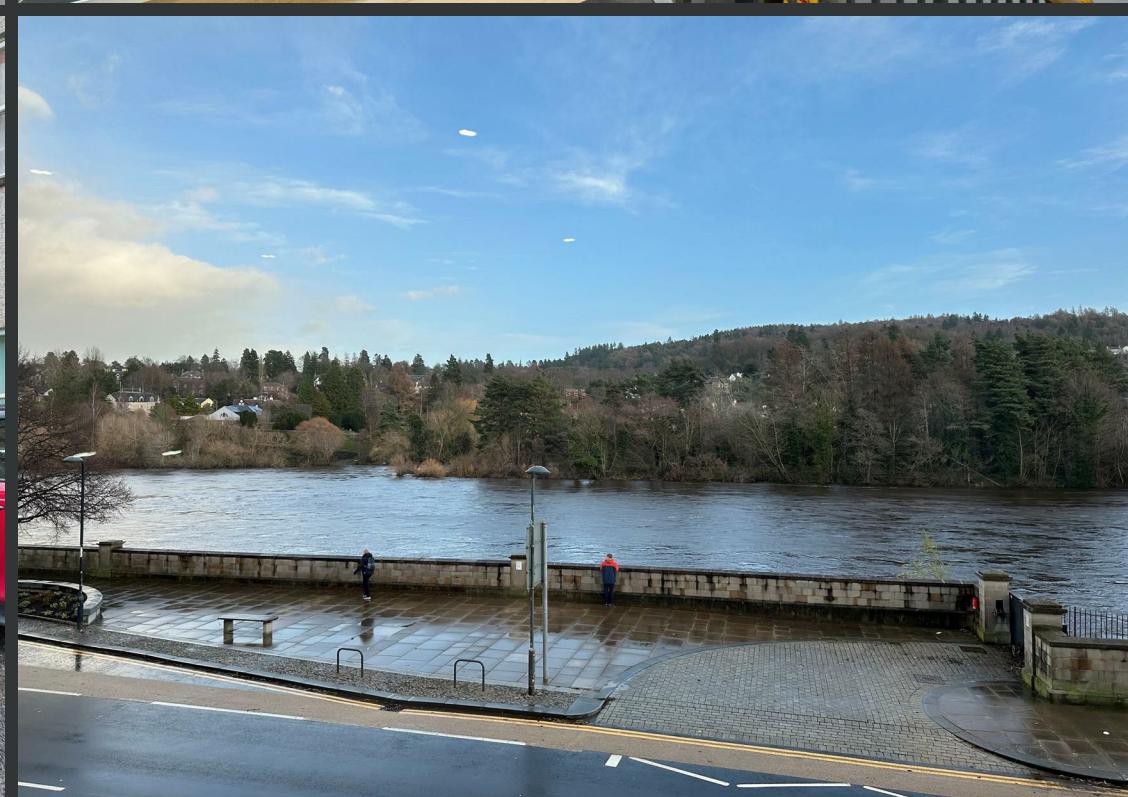
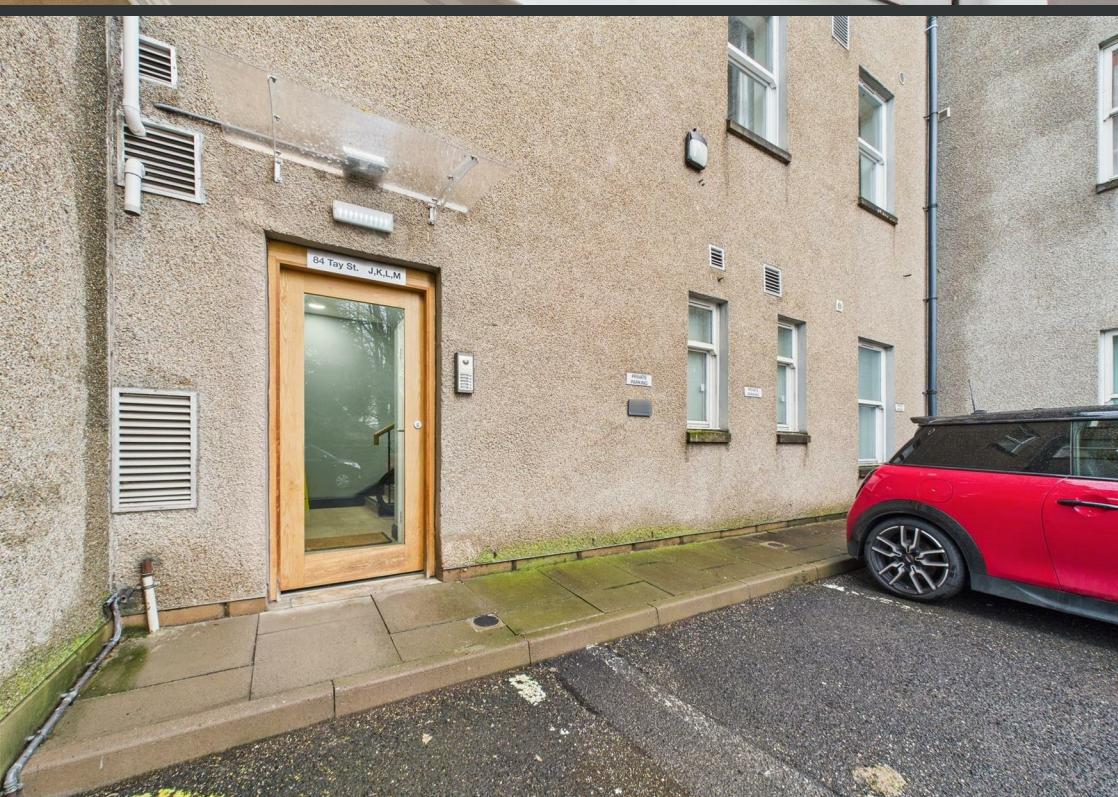


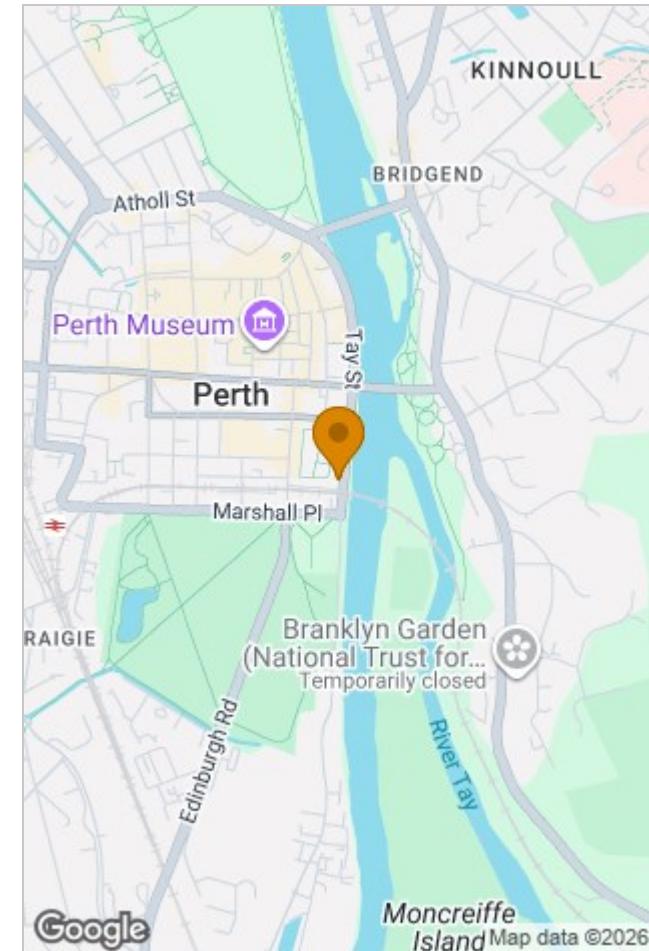


## Location

Tay Street is one of Perth's most prestigious addresses, positioned along the picturesque banks of the River Tay. This central location offers immediate access to the city's best amenities, including a wide selection of independent shops, restaurants, cafés, Riverside Park, and cultural attractions such as Perth Concert Hall and the museum. Excellent transport links are close by, with Perth Train Station and key road routes providing easy commuting across Scotland. The area is ideal for outdoor enthusiasts, with beautiful riverside walks and green spaces on the doorstep. Tay Street perfectly combines urban convenience with tranquil scenery, making it a highly desirable place to live.







## 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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