



**Premier
Properties**
Perth



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

 2  1  n/a  C

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.

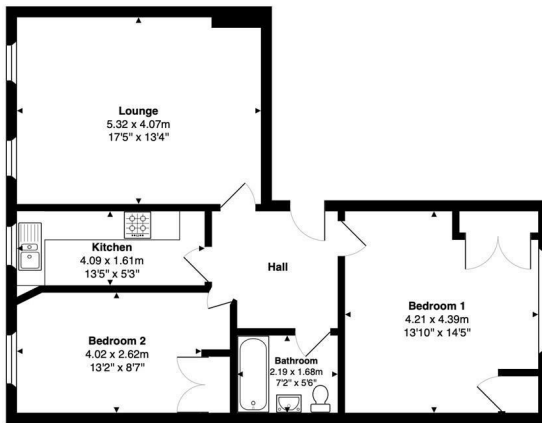
- 2 Bedrooms
- Buy To Let Opportunity
- Close To All Local Amenities
- Gas Central Heating
- Great First Time Buy
- River Tay Views



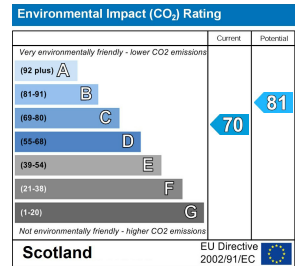
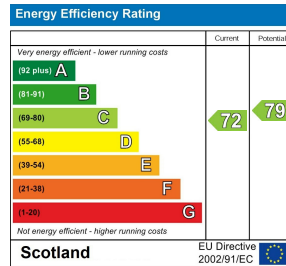
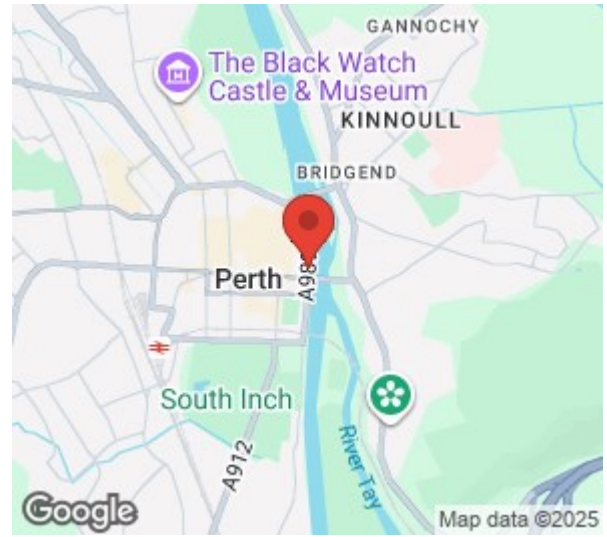
Flat 5, 44 Tay Street, Perth, PH1 5TR

Total Area: 72.3 m² ... 778 ft²

All measurements are approximate and for display purposes only



2nd Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.