

Simple Approach



Estate Agents



**Flat 2 Victoria Close 40 Tay Street, Perth  
Perthshire PH1 5TR**

**Offers over £235,000**

Simple Approach are pleased to offer this unique period property that comes to the market in great move in condition. This lovely ground floor, riverside flat boasts picturesque views over the River Tay and further benefits from being close to all local amenities found just a short walk away from Perth City Centre. This stunning property comprises; a large welcoming entrance hall, a bright and spacious lounge with large front facing windows allowing for plentiful natural light to flood the room, separate dining room which could be utilized as a third bedroom, two further generous bedrooms one of which has an ensuite shower room, a good sized kitchen and a further bathroom with shower over bath facility. This property offers generous living space throughout and further benefits from gas central heating and being set within a highly sought after location. Viewing is essential to appreciate the overall size and stunning views on offer here at Victoria Close.

**Entrance Hallway**

16'10" x 5'10" (5.15 x 1.79)

**Lounge**

16'4" x 19'1" (4.99 x 5.83)

**Kitchen**

7'4" x 10'7" (2.26 x 3.23)

**Dining Room**

15'9" x 13'1" (4.81 x 4.01)

**Master Bedroom**

10'9" x 12'11" (3.30 x 3.94)

**En-Suite**

6'1" x 7'4" (1.87 x 2.25)

**Bedroom 1**

11'10" x 12'4" (3.62 x 3.78)

**Bathroom**

6'0" x 5'1" (1.85 x 1.55)





- Immaculate Move in Condition
- Direct Views of the River Tay
- Quiet City Centre Location
- Period Features including High Ceilings
- Spacious Rooms Throughout
- Perfect City Centre Retreat
- Factor Fee £42 Per Month
- Furniture Can Be Included Via Seperate Negotiation.



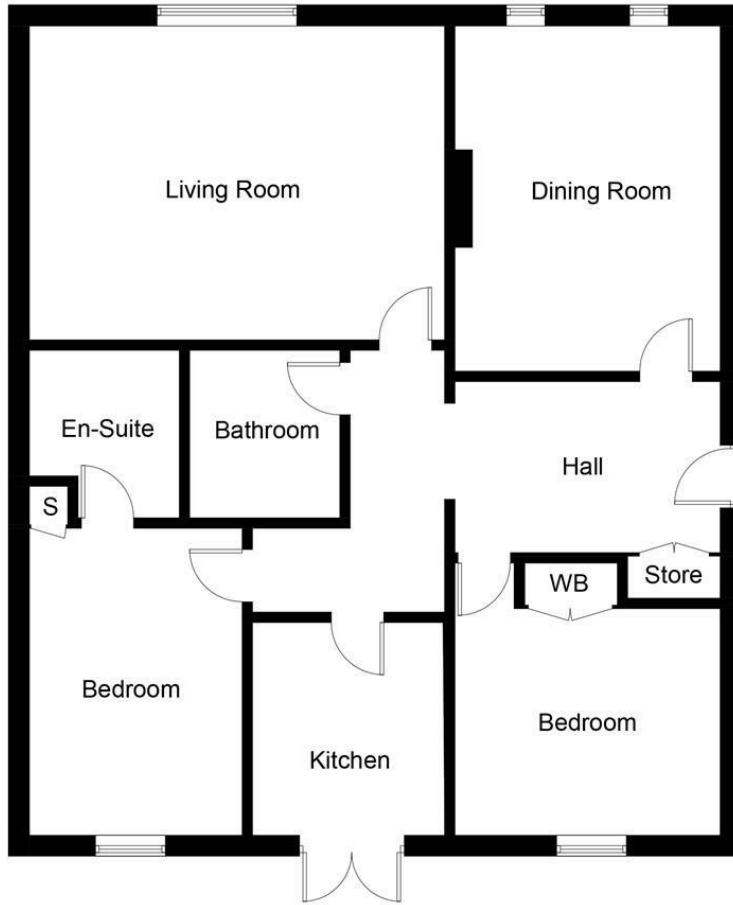
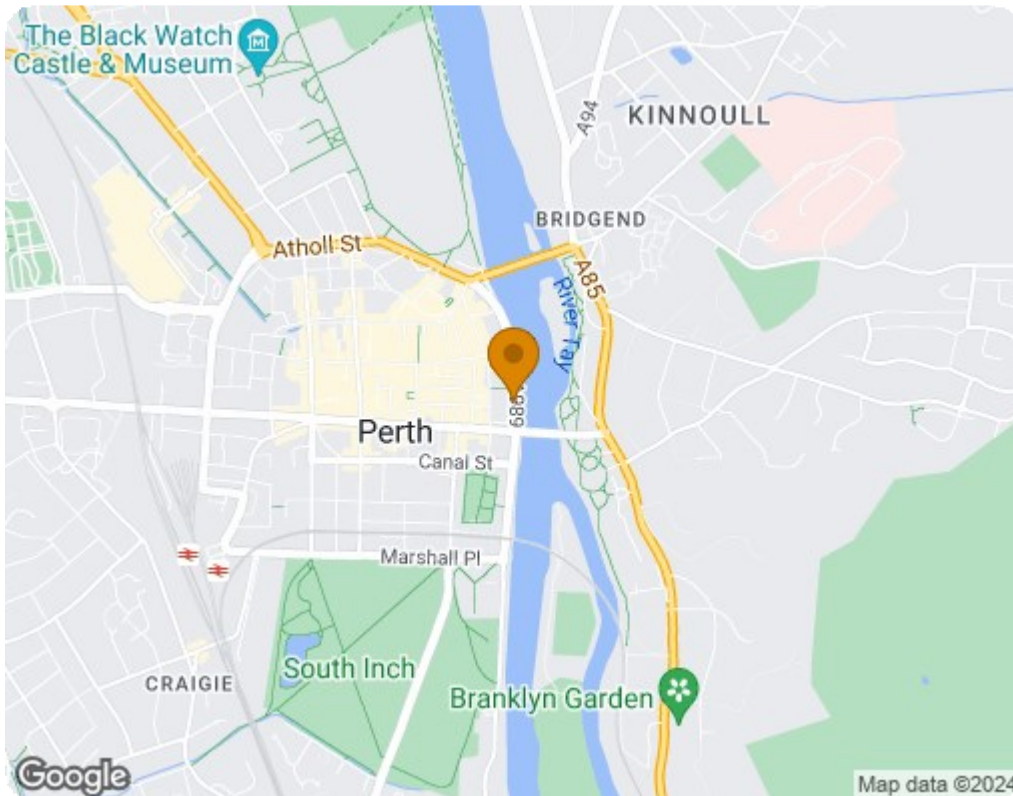


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID945045)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	