

Simple Approach



**Flat 2, 52 Tay Street, Perth  
PH1 5TR**

**Offers over £169,950**

Simple Approach are pleased to welcome this well presented flat on Tay Street to the residential sales market. Set within one of Perth's most sought after location, this lovely property could not be better situated to take advantage of all local amenities found in the City Centre just a short walk away. The property offers spacious accommodation, comprising a welcoming entrance hallway, bright front facing lounge with beautiful views over the River Tay, two generous bedrooms, a fitted kitchen and a bathroom. Boasting sought after features such as gas central heating and picturesque views, this property is the ideal purchase for any first time buyer, couple or small family seeking a well located property in good move in condition throughout. Viewing is essential to appreciate the fantastic property on offer here at Tay Street, Perth.

**Lounge**

16'0" x 12'6" (4.90 x 3.82 )

**Kitchen**

9'7" x 7'11" (2.94 x 2.43)

**Master Bedroom**

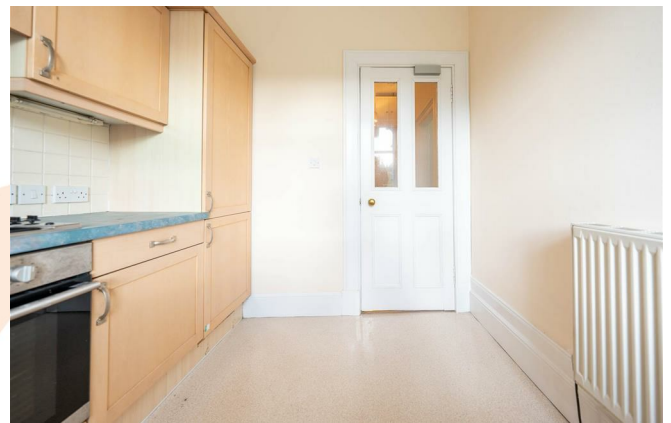
9'10" x 10'2" (3.0 x 3.12)

**Bedroom Two**

13'2" x 8'4" (4.03 x 2.56)

**Shower Room**

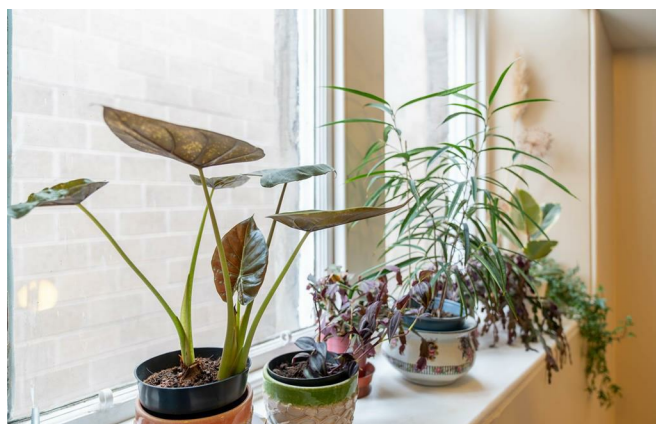
8'10" x 5'6" (2.70 x 1.70)

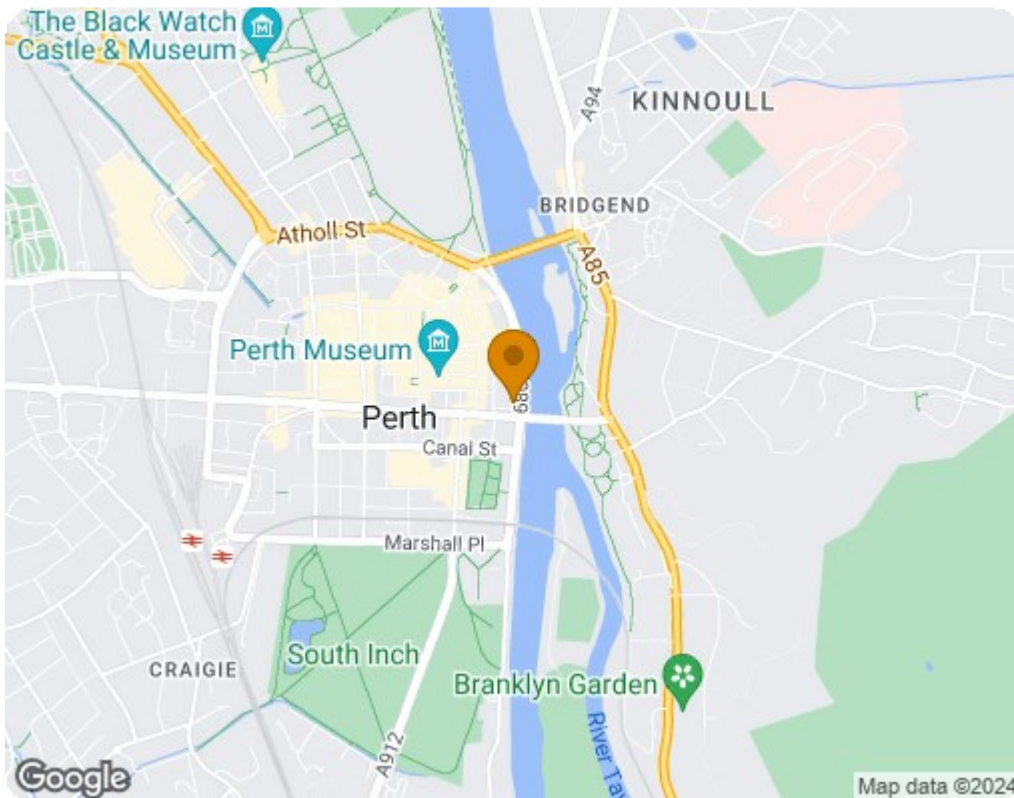






- Well Presented Flat On A Highly Sought After Street
- Picturesque Views Over The River Tay
- Close To All Local Amenities
- Two Bedrooms
- Bright & Spacious Lounge
- Gas Central Heating
- Fitted Kitchen





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC