

Simple Approach



**10 New Club Tay Street, Perth  
PH1 5LQ**

**Offers over £287,950**



This contemporary designed and beautifully presented apartment on Tay Street, Perth, offers a rare opportunity to acquire a truly exceptional home in one of the city's most sought-after locations. Finished to an impeccable standard throughout, the property combines modern luxury with thoughtful design and high-quality finishes.

The accommodation features a bright and spacious front-facing lounge, perfectly positioned to take full advantage of the picturesque views over the River Tay. The modern and stylish kitchen provides ample space for dining and entertaining and includes the added convenience of a walk-in pantry cupboard. There are three generous bedrooms, with both the master and second bedrooms benefiting from en-suite facilities. The impressive master bedroom is a particular highlight, featuring a free-standing bath within the room and elegant bi-folding doors that open onto a private enclosed outdoor space – creating a peaceful space for relaxation. The property also includes a separate WC and a practical utility area.

Further benefits include gas central heating throughout, under-floor heating and beautiful riverside views that enhance the sense of light and space. Offering a perfect blend of sophistication, comfort, and contemporary living, this stunning flat enjoys an enviable position on Tay Street, just a short walk from Perth's vibrant city centre and its many amenities.

**Lounge**  
14'10" x 26'5" (4.54 x 8.06 )

**Kitchen**  
20'10" x 14'9" (6.37 x 4.52 )

**Master Bedroom**  
17'1" x 12'11" (5.23 x 3.94 )

**Ensuite**  
6'0" x 10'2" (1.84 x 3.12 )

**Bedroom Three**  
9'1" x 10'4" (2.79 x 3.15)

**WC**  
6'7" x 4'6" (2.03 x 1.39 )

**Bedroom Two**  
16'11" x 10'6" (5.16 x 3.22)

**Ensuite**  
4'2" x 11'2" (1.28 x 3.41)

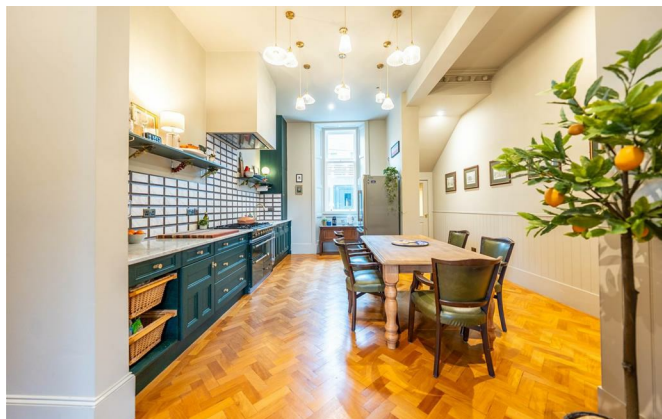
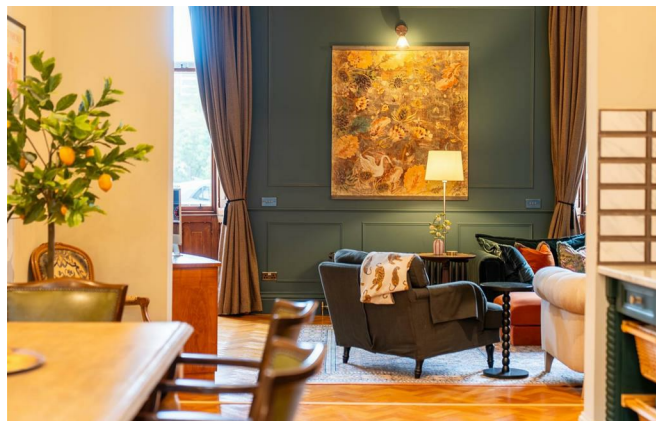
**Utility**  
5'2" x 4'10" (1.60 x 1.49)



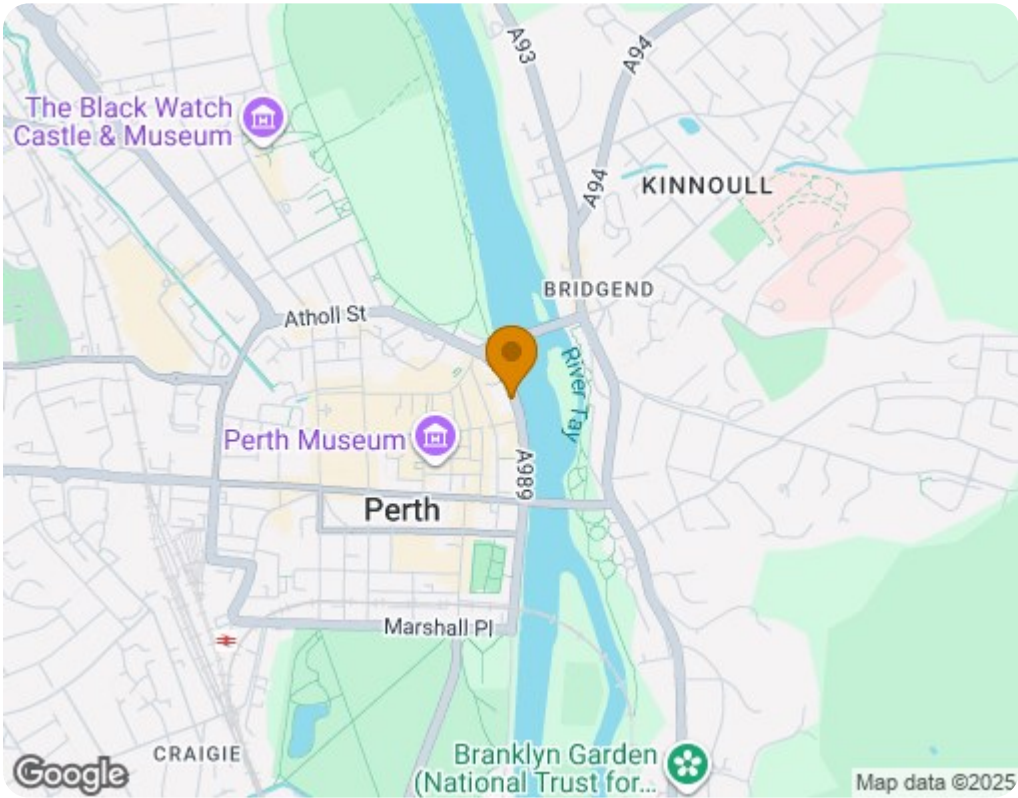
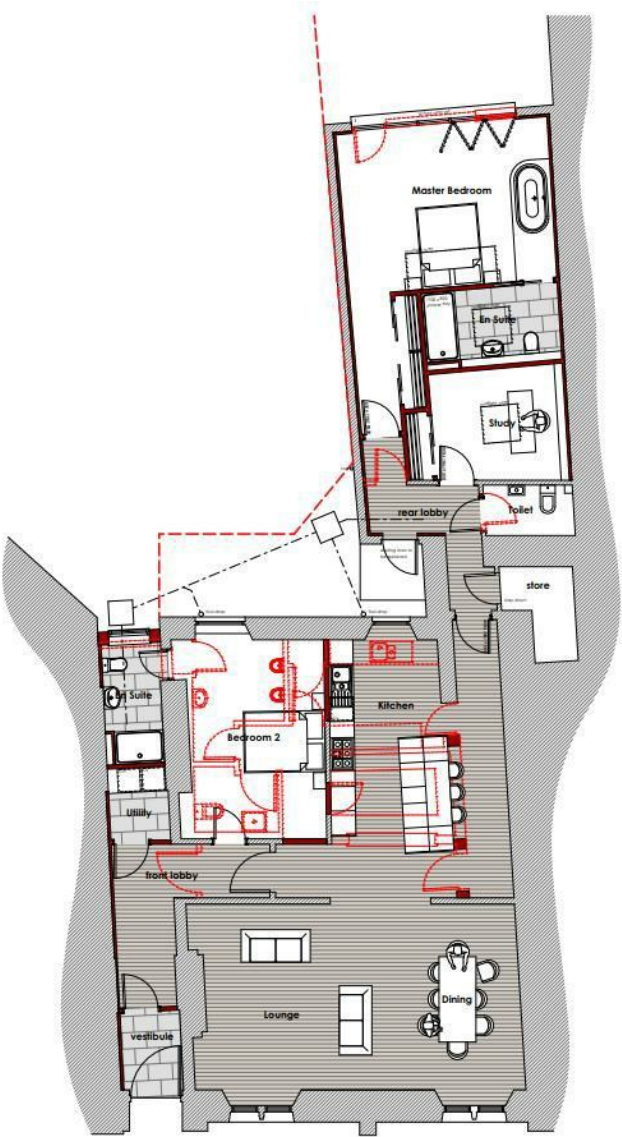




- Impressive Ground Floor Flat With Stunning Views
- Two Ensuite Shower Rooms
- Reclaimed Hardwood Parquet Flooring
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Immaculately Presented Spacious Accommodation Throughout
- Private Outdoor Space
- Highly Sought After Location
- Three Generous Bedrooms
- Gas Central Heating, Under-Floor Heating
- Large Modern Kitchen & Pantry Feature







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 77      | 78        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| Scotland 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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 79      | 80        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Scotland EU Directive 2002/91/EC                                |         |           |