

# APARTMENT 6L

MIDDLECHURCH, TAY STREET, PERTH, PH1 5LQ





IrvingGeddes

W.S. • Solicitors • Estate Agents

## 6L TAY STREET, MIDDLECHURCH, PERTH, PH1 5LQ

Irving Geddes are delighted to offer for sale this stunning upper floor duplex apartment centrally located in a prime riverside setting in the highly sought-after city of Perth. Forming part of the third & fourth floors in a stunning conversion of this 'B' listed church, the property enjoys an enviable location, within easy walking distance to amenities; the café quarter, concert hall, cinema, theatre, new city centre museum, art gallery, library sports centre, and also stunning riverside walks/parklands.

Boasting many original features, the building also benefits from lift access & private internal parking. The layout comprises; ENTRANCE HALL with ample storage, a spacious LOUNGE with feature window, DINING ROOM with further curved window feature, FITTED KITCHEN and FAMILY BATHROOM. On the upper floor there is a landing with storage/study recess, TWO DOUBLE BEDROOMS, master with EN-SUITE SHOWER ROOM. The communal areas are beautifully maintained and offer a striking blend of original characteristics and modern architecture. The generous parking area has pedestrian access internally, with vehicular access through an automatic door at the side of the building.

A unique property presented in move-in condition, one enjoying an enviable location in one of Scotland's most scenic & historic cities.

**Energy Performance** 'D' Rating.      **Council Tax** Band 'E'

**Services** Mains water, electric and drainage.

**Video Tour** <https://my.matterport.com/show/?m=rw6Ws4jy4Vj>

**Viewing** Strictly by appointment through Irving Geddes.

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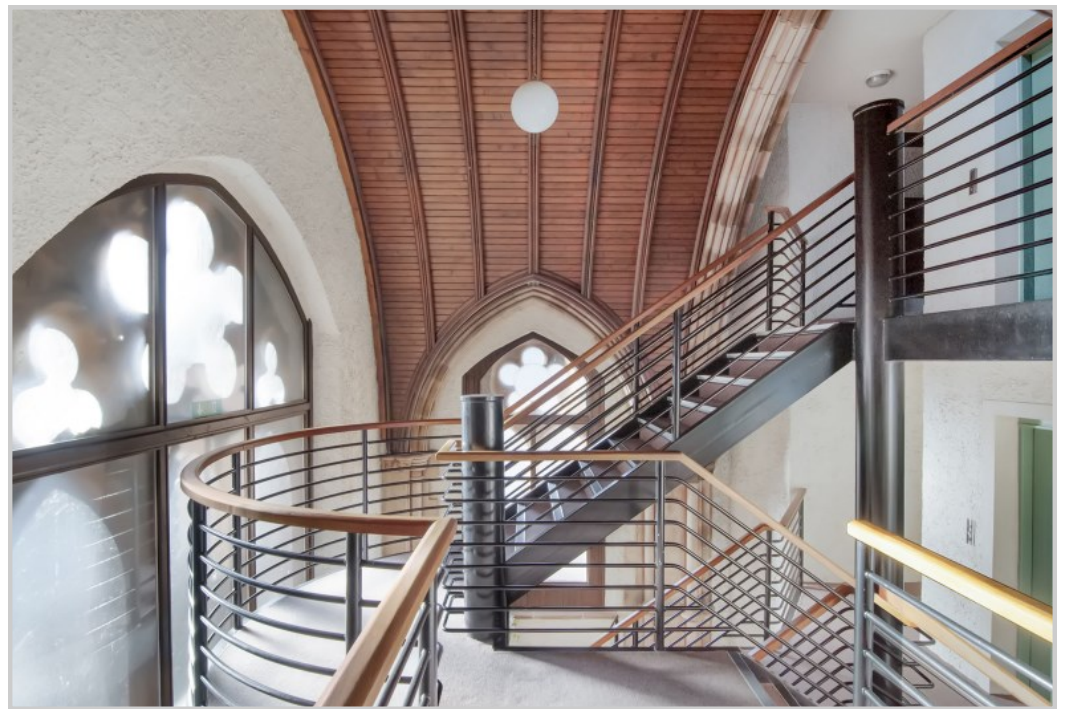




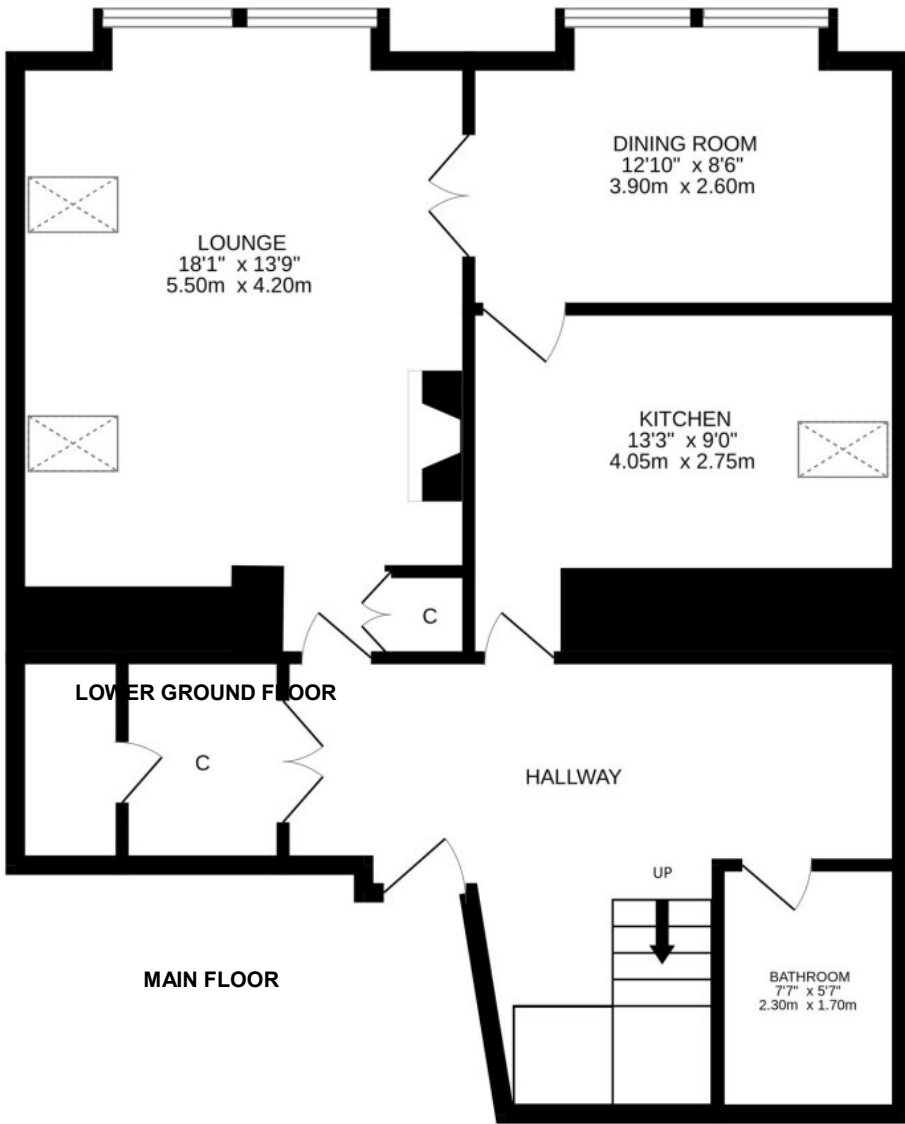




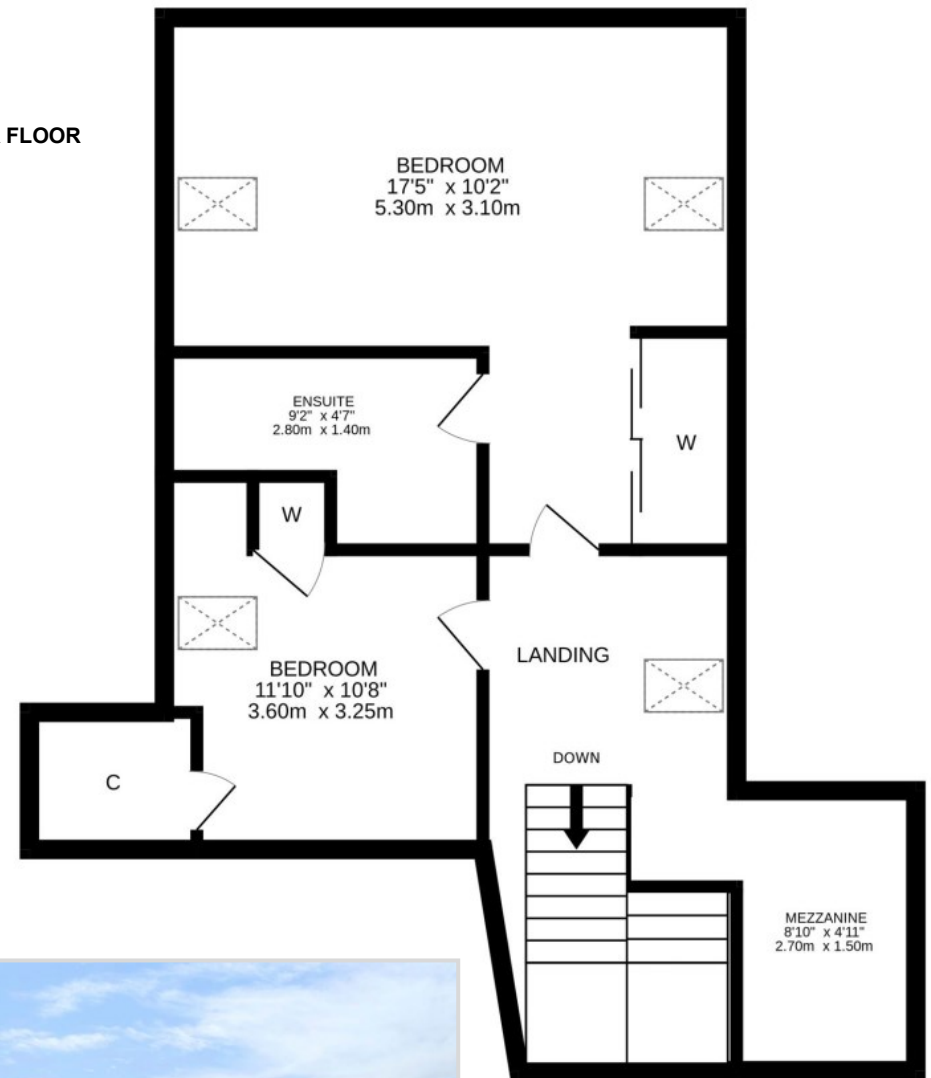








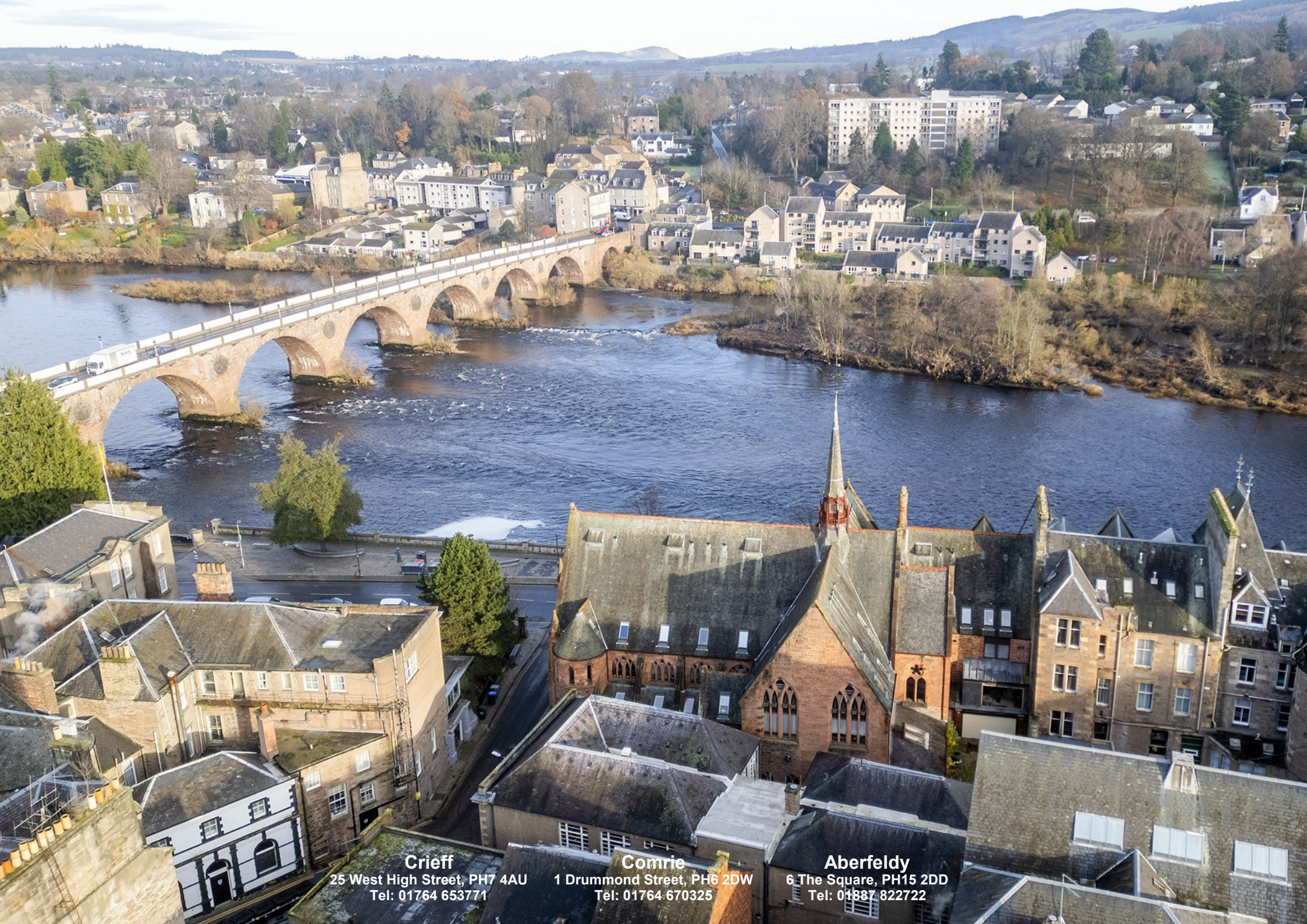
**UPPER FLOOR**



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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.



**Crieff**

25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**

1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**

6 The Square, PH15 2DD  
Tel: 01887 822722