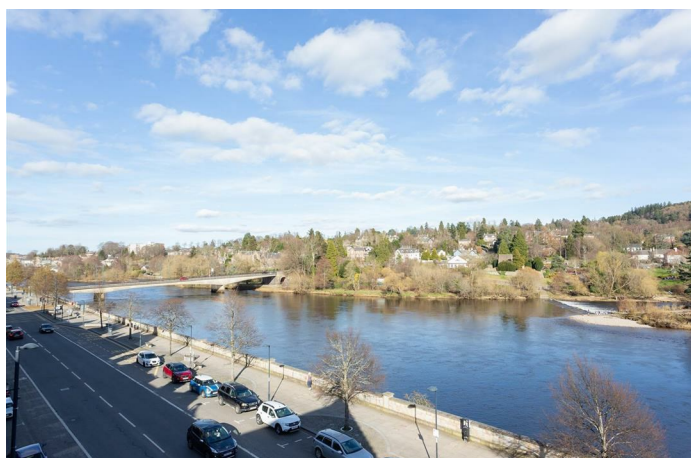


Simple Approach



11/1 Tay Street, Perth
PH1 5LQ

Offers over £148,950

Positioned on prestigious Tay Street with views and walks along the iconic River Tay, this exceptionally spacious ground floor apartment offers elegant city living in one of Perth's most sought-after locations.

The property boasts beautifully proportioned accommodation throughout, centred around an impressive lounge and dining space filled with natural light — ideal for both relaxing and entertaining.

A well-appointed kitchen provides generous storage and preparation space, while the substantial double bedroom offers a rare sense of scale seldom found in one-bedroom apartments. A fresh contemporary bathroom completes the accommodation.

Combining character, comfort and practicality, the property further benefits from gas central heating and an enviable riverside setting just moments from the city centre, cafés, restaurants and transport links.

Parking: Although the property does not have a private parking space, residents may be eligible for a Perth & Kinross Council parking permit whereby they can park directly in front of the property. The property is also conveniently located close to public parking facilities, including long-stay car parks within a short walk.

This is a rare opportunity to acquire a particularly spacious one-bedroom home in a highly desirable central location, perfectly suited to professionals, downsizers, first-time buyers or investors alike.

Lounge / Dining Area
16'9" x 27'7" (5.13 x 8.42)

Kitchen
13'0" x 7'8" (3.97 x 2.35)

Bedroom
13'2" x 18'4" (4.03 x 5.61)

Bathroom
8'0" x 6'5" (2.44 x 1.98)





- Ground Floor Apartment
- One Generous Bedroom
- Spacious Accommodation Throughout
- Sizeable Kitchen
- Bright & Spacious Lounge
- Gas Central Heating
- Highly Sought After Location



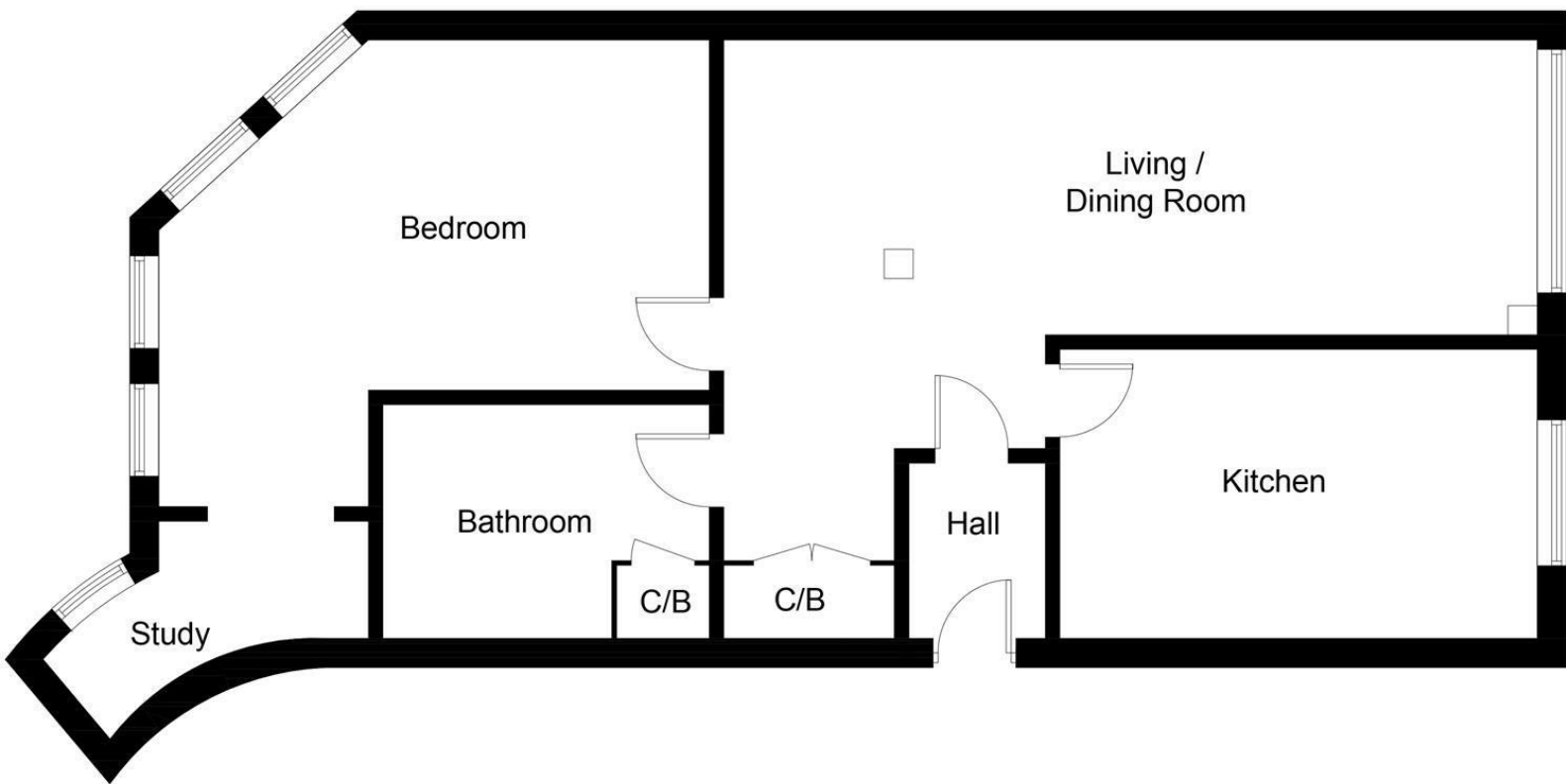
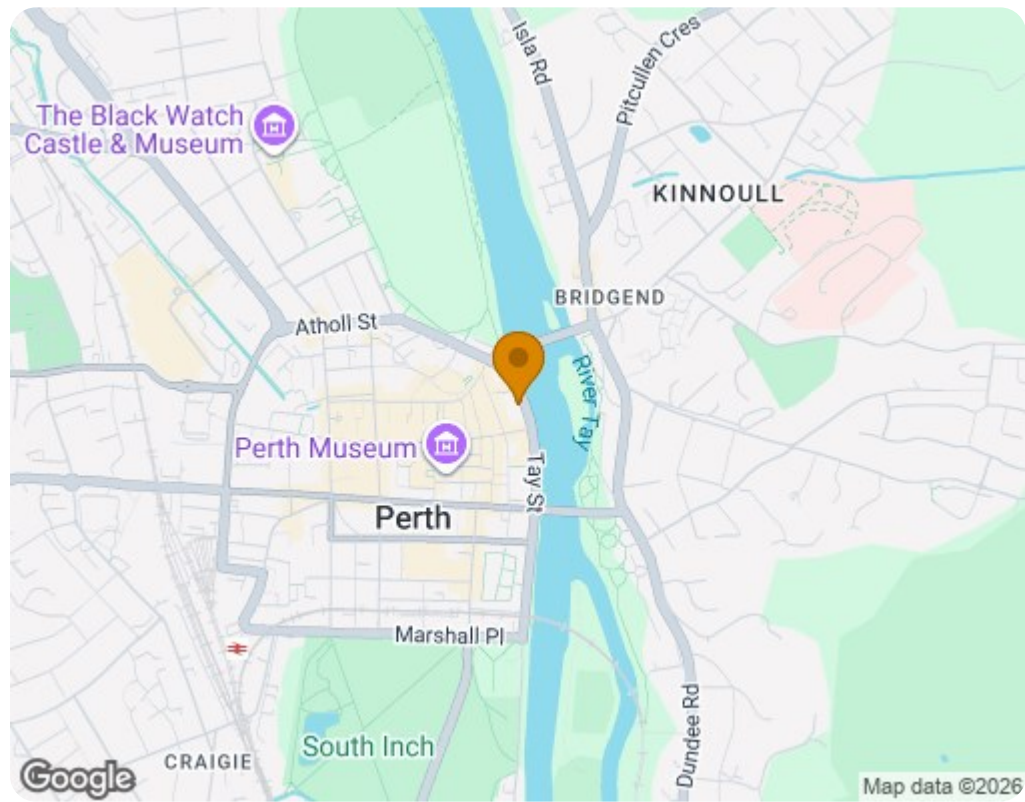


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293547)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		