

Simple Approach



**114 Hay Street, Perth
PH1 5HP**

Offers over £142,950

Simple Approach are delighted to welcome this well-presented flat on Hay Street, Perth to the residential sales market. Set within a highly convenient and desirable location, this property offers comfortable accommodation throughout and presents an excellent opportunity for a variety of purchasers including first-time buyers, buy-to-let investors, downsizers and professionals seeking a well-connected home close to local amenities.

The accommodation comprises a bright and spacious lounge, a particular feature of the property is the private balcony accessed directly from the lounge, providing an ideal spot to enjoy some fresh air and outdoor seating space. The kitchen offers ample storage and workspace, while the two generous bedrooms provide comfortable accommodation and flexibility for a range of living arrangements. Completing the property is a practical shower room.

Further benefits include electric heating and double glazing throughout, helping to provide comfort and efficiency year-round.

Externally, the property benefits from a private garage, offering secure parking or valuable additional storage space.

Hay Street enjoys an excellent location within Perth, providing easy access to a wide range of local amenities, shops, cafes, leisure facilities and transport links. Perth City Centre is within easy reach, making this an ideal property for those looking to enjoy the convenience of city living whilst benefiting from comfortable accommodation and excellent practical features.

Early viewing is highly recommended to appreciate the space, location and potential this fantastic property has to offer.

Lounge
11'11" x 17'10" (3.64 x 5.44)

Kitchen
11'6" x 10'10" (3.52 x 3.31)

Bedroom One
11'11" x 12'1" (3.64 x 3.69)

Walk In Wardrobe
3'8" x 7'10" (1.14 x 2.40)

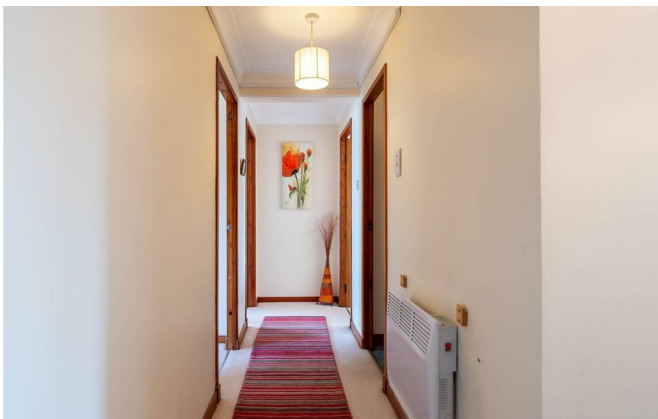
Bedroom Two
11'11" x 11'10" (3.65 x 3.61)

Shower Room
7'2" x 6'0" (2.19 x 1.85)

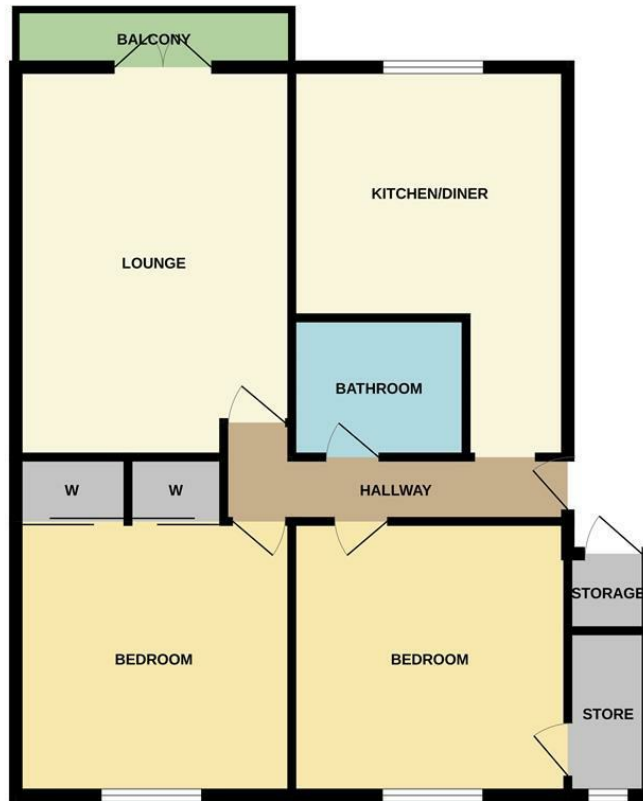




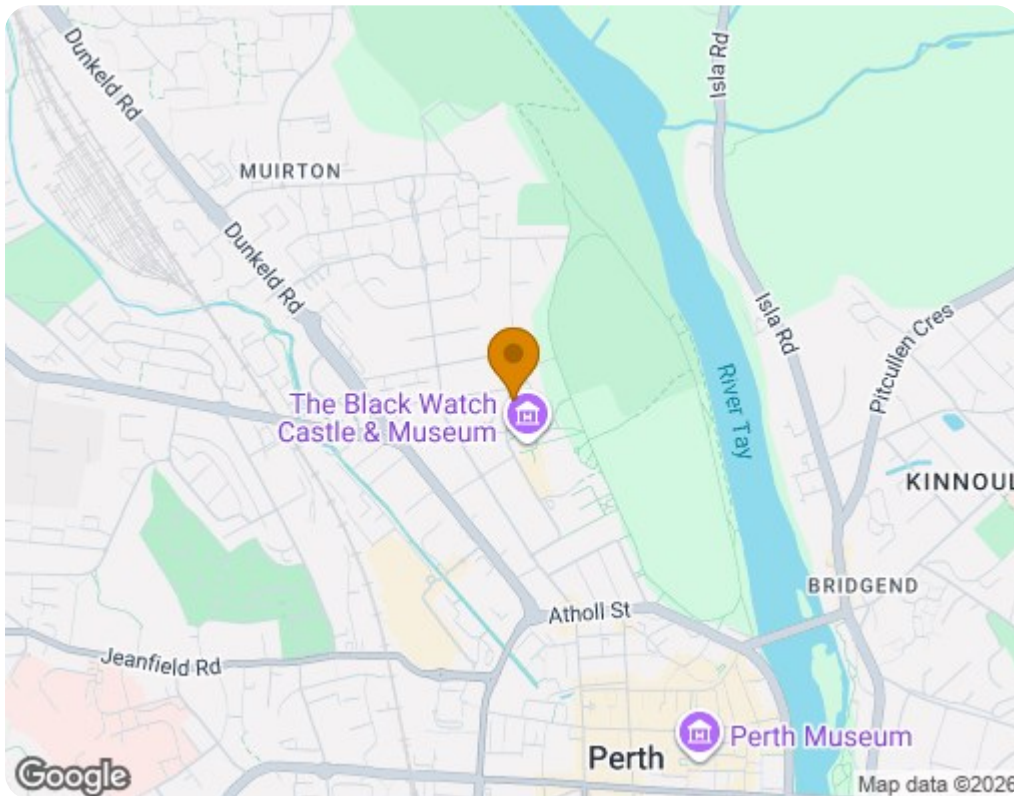
- 5 Minutes Walk To The North Inch And The City Centre Via The River Tay
- Immaculate Well Presented Two Bedroom Apartment
- Private Balcony Off The Lounge
- Sizeable Kitchen & Lounge
- Private Garage
- Close To Local Amenities And Transport Links
- Electric Heating & Double Glazing
- Communal Gardens To The Front Of The Building



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			93
(81-91) B		91	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	