



APARTMENT 3, 52 TAY STREET, PERTH. PH1 5TR
OFFERS OVER £189,000 HOME REPORT VALUATION £210,000



GENERAL DESCRIPTION

This beautifully appointed upper floor Apartment is situated within one of Perth's most sought after areas which overlooks the Tay. This convenient location boasts panoramic views and pleasant riverside walks to both the North and South Inch Parklands and easy access to a range of city centre amenities which include business, shopping and leisure facilities, restaurants, cafes and bars, and Perth Concert Hall and Cinema, all on the doorstep. The town and country bus routes and main bus and railway stations are all within pleasant walking distance, and the outer-ring motorway network at Broxden roundabout is just a short drive away providing access to all private schooling, and easy commuting to all major cities and airports in the central belt, and north.

ACCOMMODATION

This highly desirable coomed apartment occupies the upper level of the building and particularly benefits from the morning sun flooding the rooms with natural light. The apartment itself offers spacious and light accommodation finished to the highest of standards which combines both modern and traditional features and is in immaculate order throughout. Entry is via a secure entry system to a neatly maintained communal hall with attractive staircase serving all levels which in turn leads to a landing and front door of the property and space for planted pots and tubs. The welcoming reception hall gives access to all rooms and leads to an open-plan area with Velux windows and space for furniture and to a Jack & Jill bathroom and a very large walk-in cupboard with coat hooks housing the boiler and providing very useful storage space. The charming lounge enjoys lovely elevated views overlooking the Tay and includes an attractive focal-point ornamental fireplace with slate hearth, making this peaceful room perfect to relax in. Adjacent is a coomed room with Velux to rear with space for a sofa bed, which could make an ideal 3rd bedroom/study or

useful additional storage space. A glazed door from the hall, opens to a generous breakfasting-kitchen fitted with a range of light-beech wall and base units with ambient lighting, contrasting worktops, and tiled splash back. Integral appliances include an electric oven and gas hob, dishwasher, larder fridge & freezer, washer/dryer and sink with drainer and there is ample space for casual dining and a delightful snug seats with storage beneath and small table next to the window, enjoying panoramic views to the Tay. There are two good-size double bedrooms, the principle bedroom has extensive storage and shelving to the eaves, hanging space and a window with views overlooking the Tay and a generous Jack & Jill bathroom with white suite including a bath with electric shower and screen, large mirror and sky light, heated towel rail, decorative lighting and shelving to one wall and door to the main hall. Adjacent is the peaceful second bedroom with walk-in wardrobe and ample space for furniture, a useful laundry pulley and window enjoying views to rear. Gas central-heating is installed, all windows are secondary double glazed, there is loft access, fresh tasteful decoration and neutral carpets throughout.











EXTERNAL

This property is located near the North Inch Parklands opposite the Tay, which offers very pleasant walks with lovely views. There is ample on-street parking available close by. An annual resident's parking permit is available at £210 per annum.

GENERAL INFORMATION

This highly desirable apartment will appeal to a wide range of potential purchasers due to its quality, presentation and prime location. Early viewing is very highly recommended. Home report valuation £210,000.

It is proposed to include all fitted floor coverings, carpets, blinds & light fittings, excluding the shades from the lounge, hallway and bathroom, together with the stated appliances in the sale.

ROOM SIZES

HALL 18' 3" x 3' 2" x 12' 5" x 5' 9" max (5.56m x 0.97m x 3.78m x 1.75m approx.)

KITCHEN 17' x 11' 8" max (5.18m x 3.56m approx.)

LOUNGE 19' 8" x 13' 1" max (5.99m x 3.99m approx.)

BEDROOM 1 19' 7" x 9' 9" max (5.97m x 2.97m approx.)

BEDROOM 2 14' 9" x 12' 7" max (4.50m x 3.84m approx.)

BATHROOM 11' 9" x 5' 9" (3.58m x 1.75m approx.)

HOME REPORT ACCESS:

www.packdetails.com

Reference: HP561853

Postcode: PH1 5TR

LOCATION

The property is in a distinctive building above D.M.Hall along from The Royal George Hotel, facing the Tay.

Entry: By arrangement.

Council Tax: Band E.

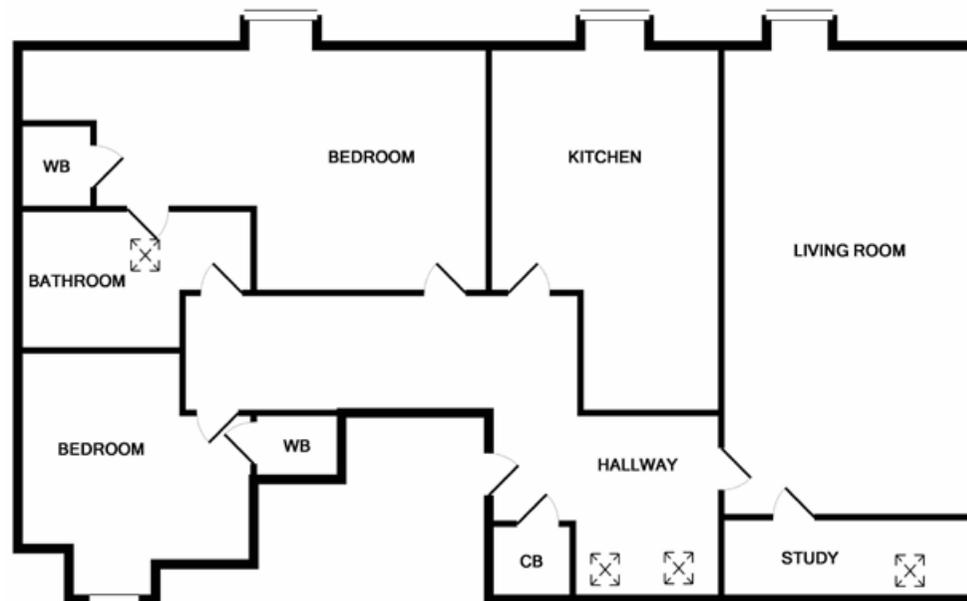
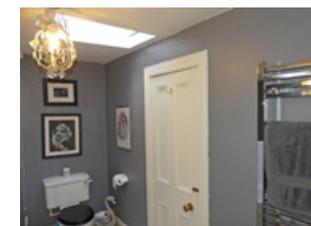
EPC Rating: Band C.

To View: Contact solicitor 01738 635300.

PSPC opens 7 days a week.

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PSPC Area: PERTH.



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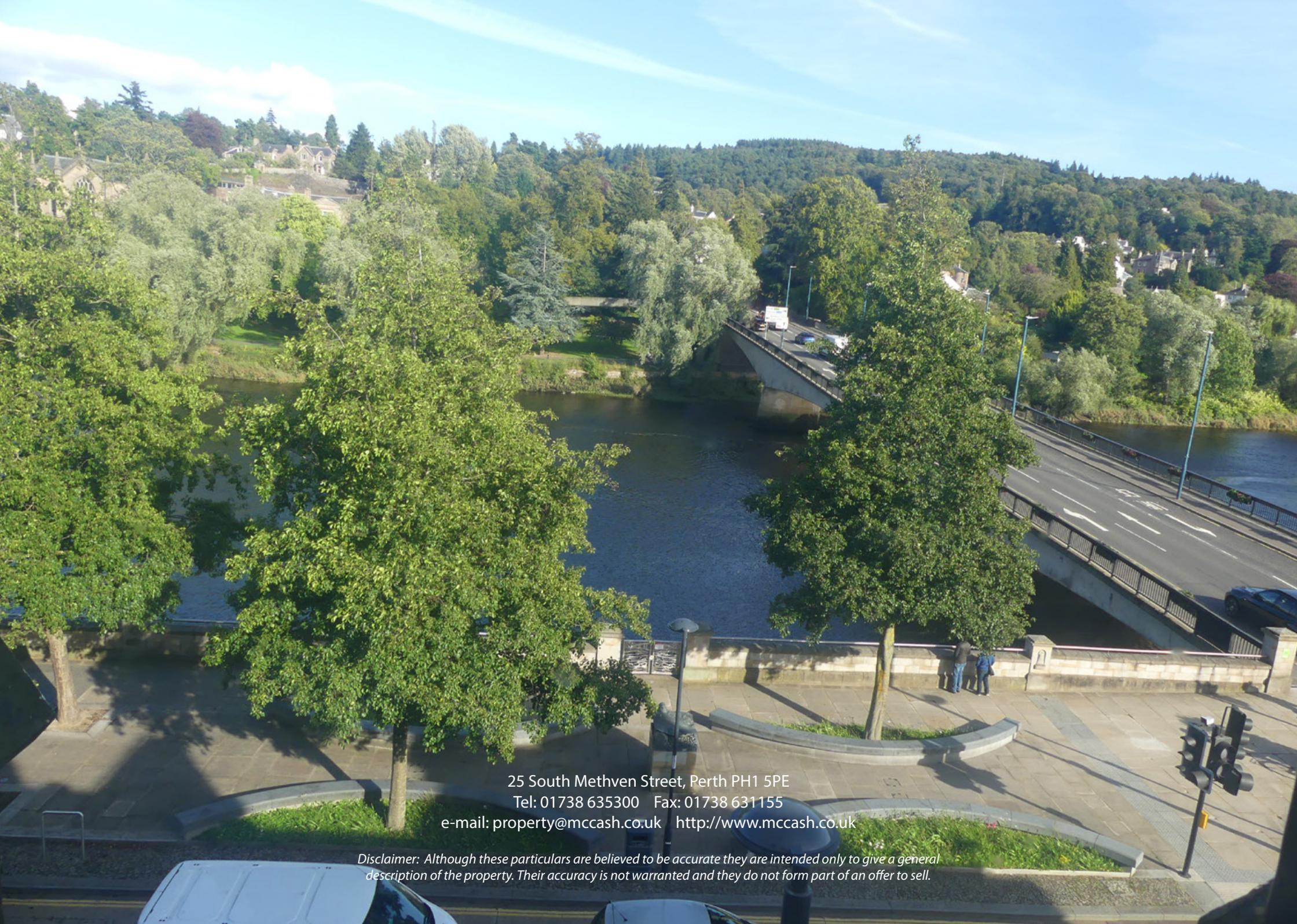
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Disclaimer: Although these particulars are believed to be accurate they are intended only to give a general description of the property. Their accuracy is not warranted and they do not form part of an offer to sell.