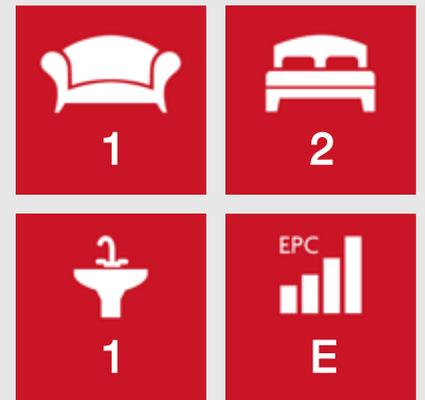




Thorntons
The right way to move

86 Hay Street, Perth PH1 5HP





Summary

A third floor apartment which offers the perfect blend of comfort, convenience and urban living. Step inside to discover a well designed layout featuring two generously sized bedrooms. One with a walk in wardrobe, the second with fitted mirrored wardrobe storage. The light filled living area flows seamlessly onto a private balcony where you can unwind while enjoying charming North Inch and river views - perfect for morning coffee or evening relaxation. The apartment also includes a large kitchen and well proportioned bathroom. Externally the property has a private storage cupboard, and at ground level a secure residents bike/pram store. It also benefits from a single garage accessed via the private off street car park, where there is also a residents car wash bay.

Features

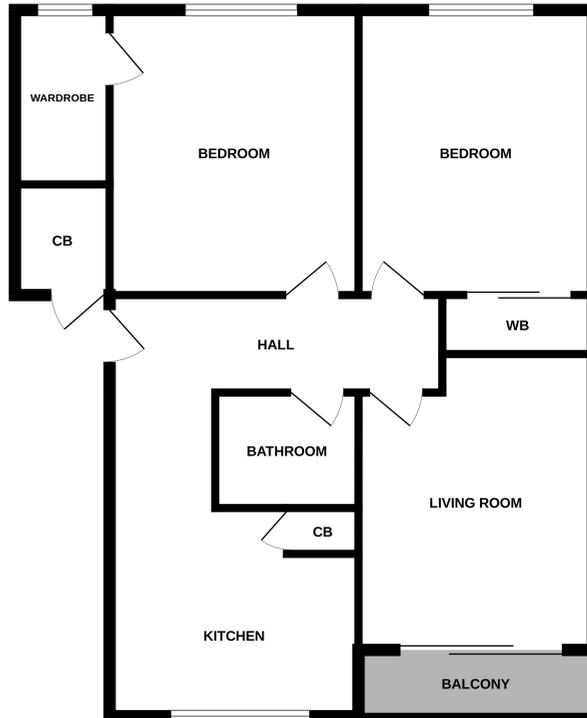
- Third floor apartment
- Spacious Lounge with Patio Doors
- Private Balcony Leading from Lounge
- Modern Fitted Kitchen with Breakfast Bar
- Two Double Bedrooms
- Bathroom with Three Piece Suite
- Private Single Internal Garage
- Electric Heating and Double Glazing; EPC - E
- Views to the east across the North Inch, Balhousie Castle and River Tay and west over town towards hills

Room Measurements

Living Room: 5.62m x 4.45m (18'5" x 14'5")
Dining Kitchen: 4.04m x 3.05m (13'3" x 10'0")
Bedroom 1: 3.70m x 3.69m (12'2" x 12'1")
Bedroom 2: 3.70m x 3.60m (12'2" x 12'0")
Bathroom: 1.83m x 2.91m (6'0" x 7'2")



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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