

# 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 and fourth floors in a stunning conversion of this 'B' listed church, overlooking the River Tay and within easy walking distance to city centre amenities, stunning riverside walks and 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. Likely to have broad appeal and early interest is recommended.

**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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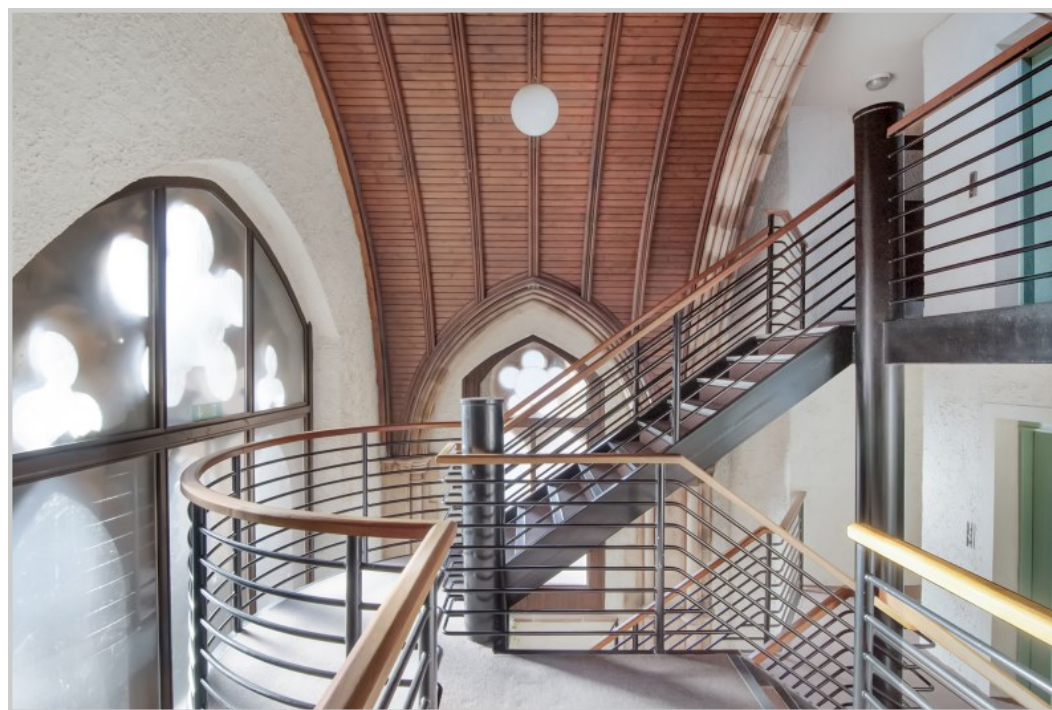








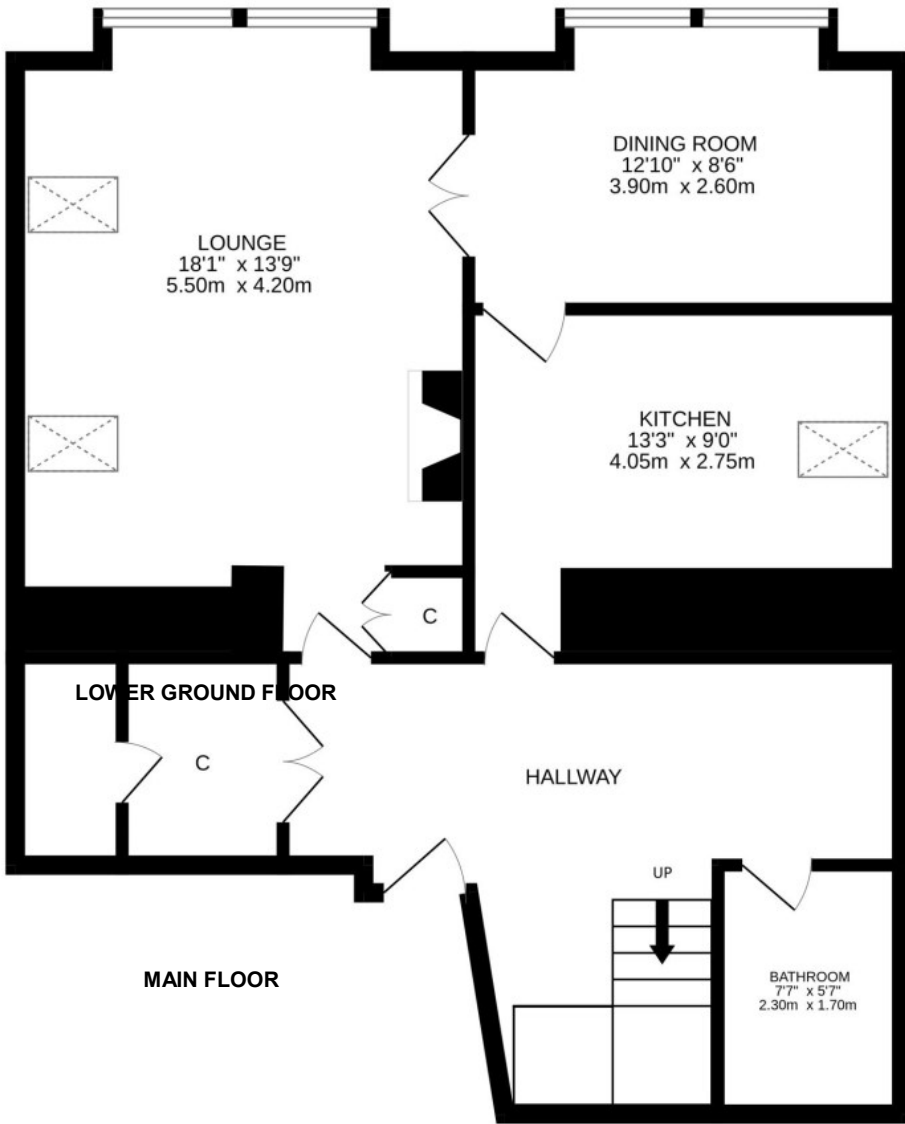




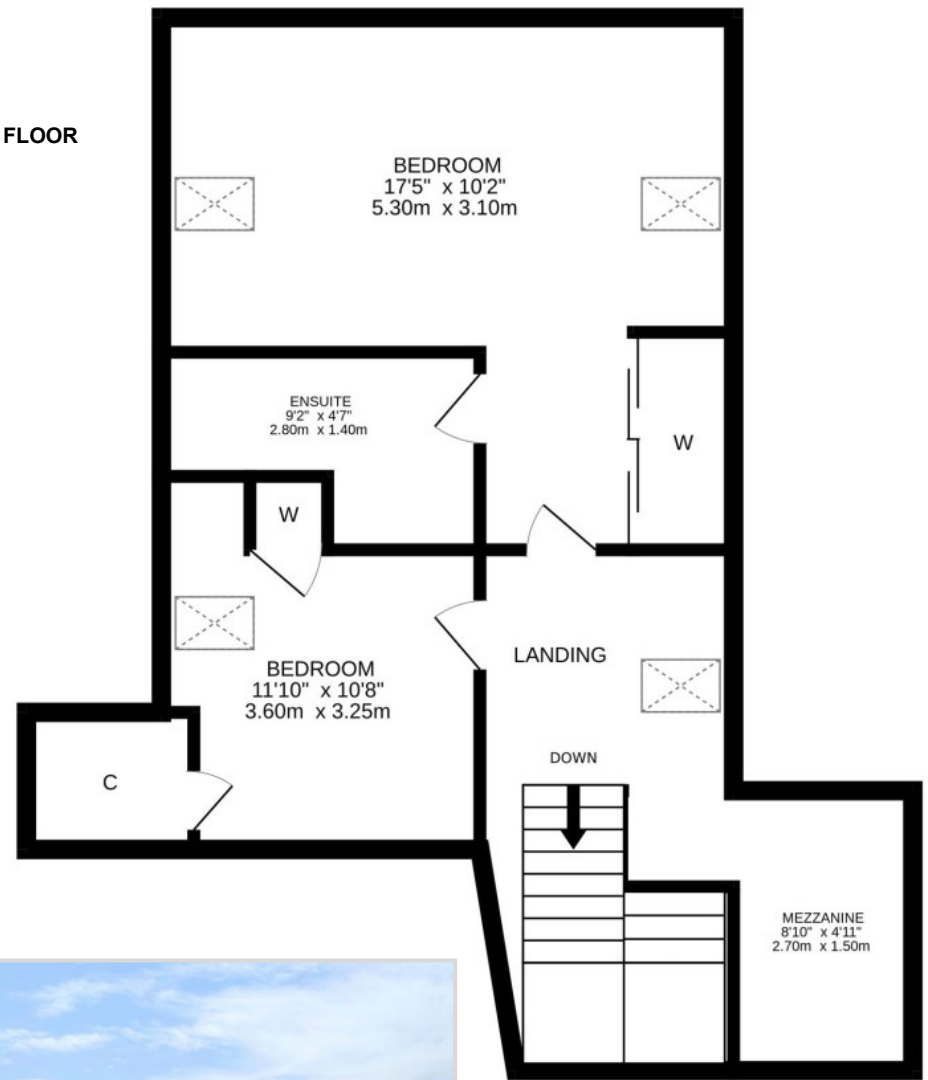








**UPPER FLOOR**

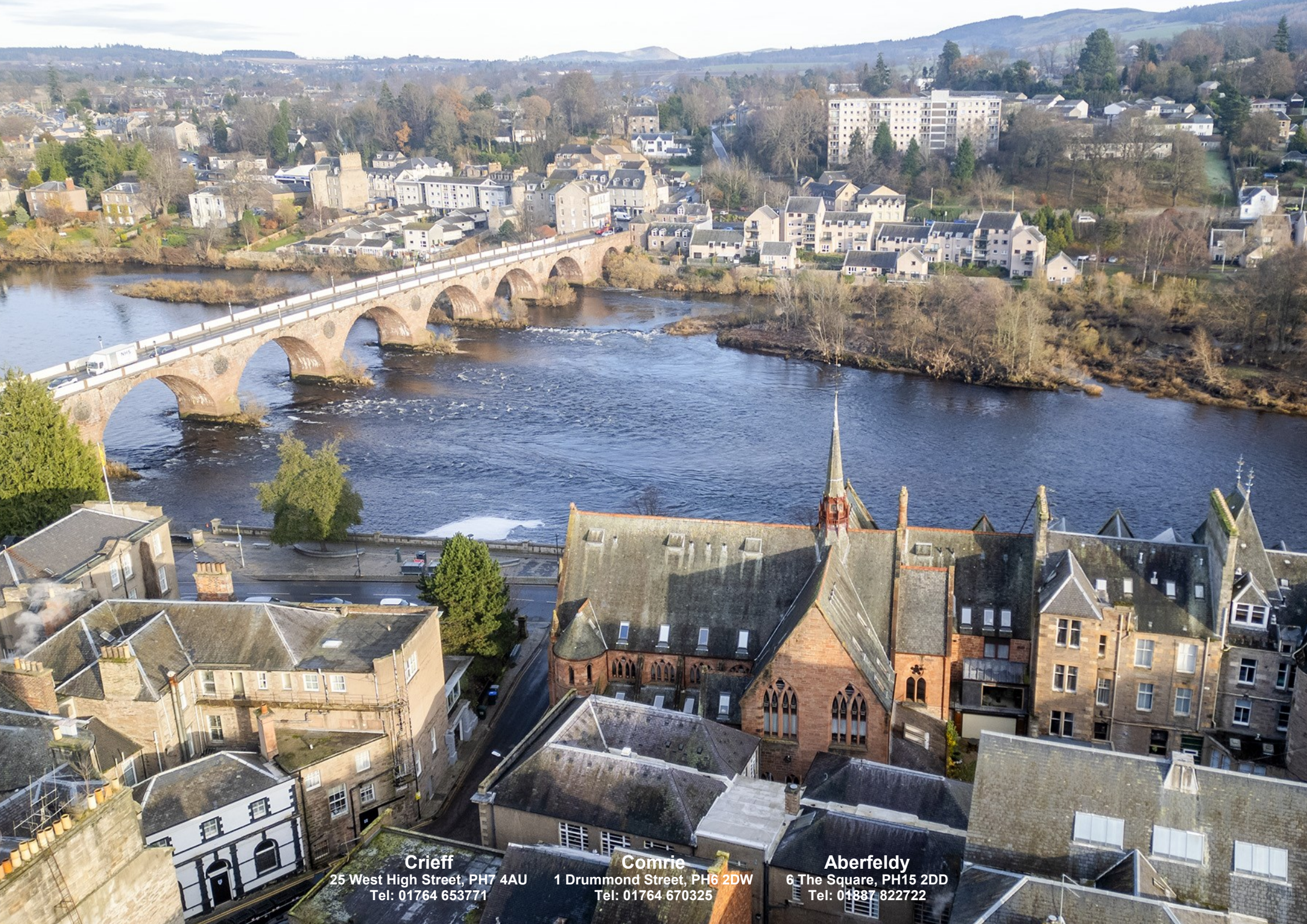


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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





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