

61/6 George Street, Perth, PH1 5LB

A charming top floor flat in the heart of Perth's cultural centre with views to the River Tay at the rear

Junction 10 M90 2.5 miles, Dundee 22 miles, Stirling 34 miles, Edinburgh 43 miles, Inverness 112 miles

This top floor flat enjoys lovely views over the River Tay from the window seat in the double bedroom and looks out over Perth Concert Hall plaza from the kitchen/living room. This combined room is spacious enough for a fully fitted kitchen, lounge area and dining table for four.

Double glazing throughout, smart electric meter and wet central heating system.

- Double bedroom
- Open plan living room, kitchen and dining area
- Bathroom with shower

Offers over: £75,000

Council Tax band B



The view from the living room over Perth's cultural quarter

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PrimeLocation


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 RICS

McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

ACCOMMODATION

Kitchen/living room/dining area (W) 4.45m x 4m + window alcove 1m x 0.95m

A deceptively spacious room with a fully fitted kitchen, lounge area and dining table for four people. This stylish kitchen has dark grey units with a 4-ring electric hob, electric oven, cooker hood, 1.5 bowl sink and drainer and a fridge and washing machine concealed behind kitchen cupboards. There is feature lighting over the wood-effect worktops that is remote controlled and can change colour or even flash! There is hardwood flooring around the kitchen area and the rest of the room is carpeted. There are spotlights throughout the room and one radiator.



Double bedroom (E) 3.5m x 3.3m (includes built-in cupboard) + alcove 1m x 0.95m

A lovely bedroom with a window seat offering lovely views over the rooftops to the River Tay. Shelved, built-in cupboard with concertina door (1.45m x 1m), radiator.



Hall 3.7m x 1.7m

2 shelved, built-in cupboards, one with clothing rail, radiator, entry phone and cupboard housing smart electric meter.

Bathroom (E) 2.15m x 2.1m

Bath with plumbed shower over, basin and WC. Large heated towel rail, spot lights, Velux window and tiled floor.

Attic space

In the hallway there is a Ramsay ladder to the attic which the current owner uses as storage. The central heating boiler is housed in the attic and was fitted in November 2014.

Parking

The owner has purchased a parking permit from Perth & Kinross Council, for various city centre car parks, at a cost of £230 per year.



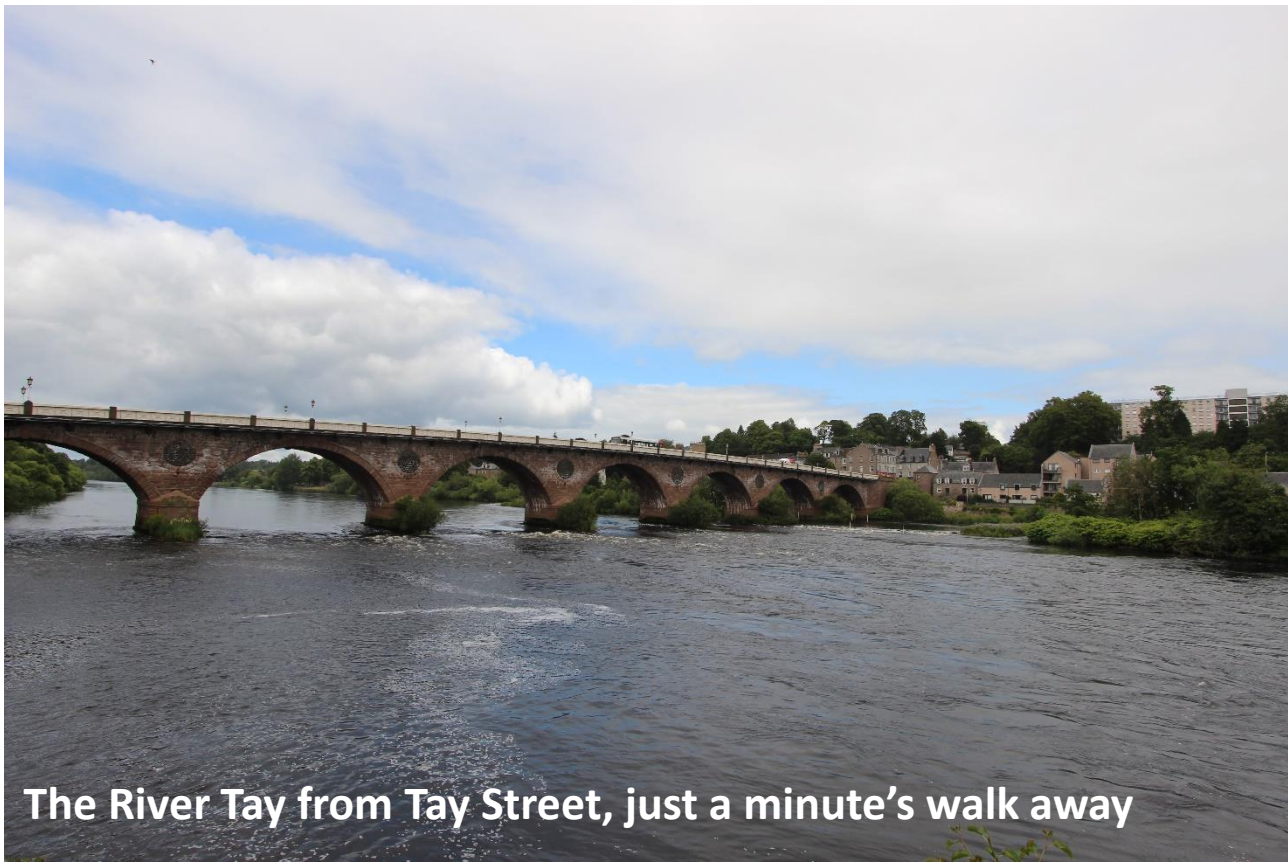
The view from the living room window to Perth Concert Hall



The view from the bedroom window over the River Tay



The bedroom from the alcove with the window seat



The River Tay from Tay Street, just a minute's walk away





The front door and internal hallway



The internal hallway



The bathroom with Velux window facing east

SITUATION

In its central location, 61 George Street is perfectly located to enjoy the best that Perth has to offer. Perth is a beautiful and historic city with the River Tay providing a stunning focal point throughout the year and the North Inch and South Inch parks providing excellent outdoor space to enjoy with golf, sports fields and walking/jogging paths.

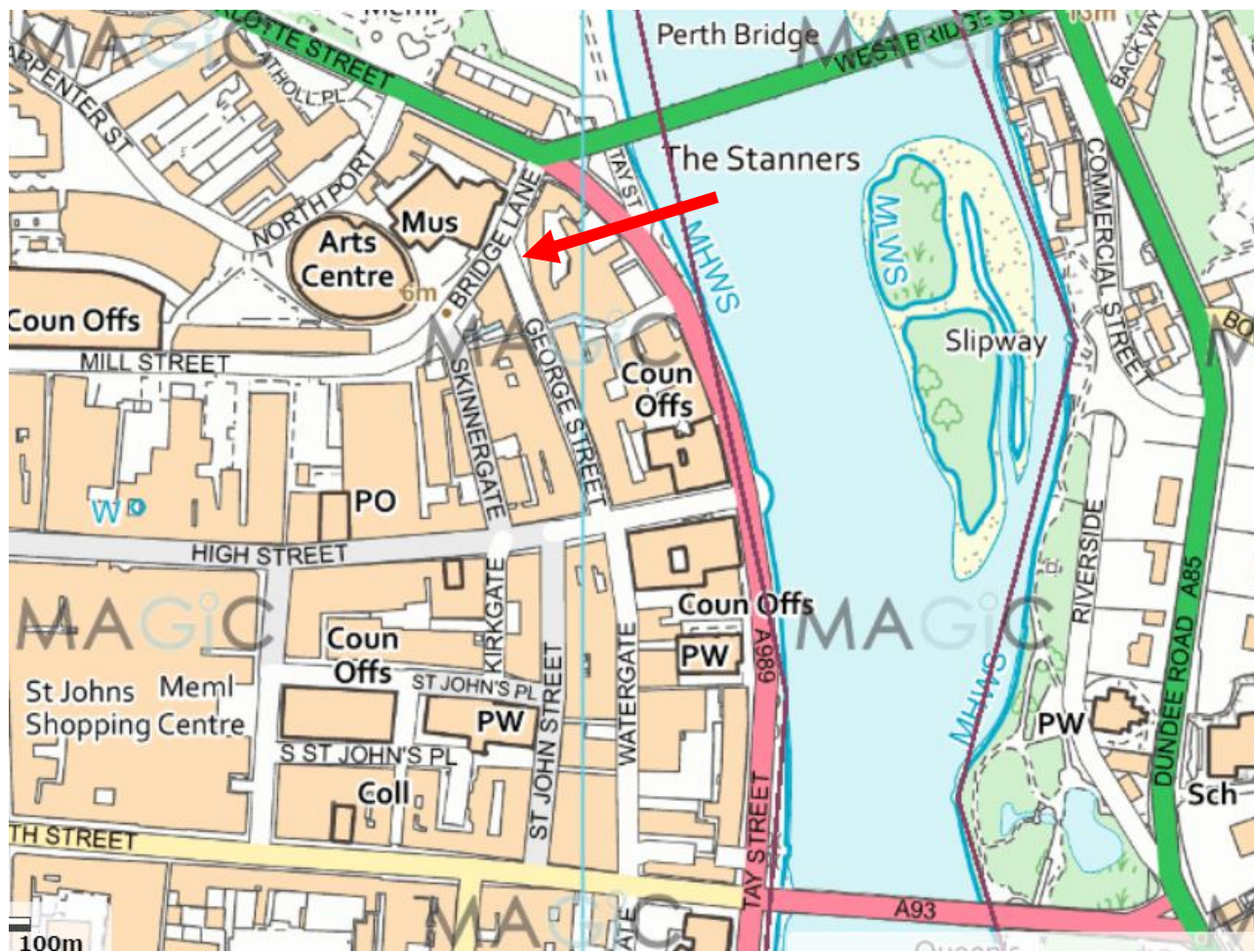
With 90% of Scotland's population just 90 minutes away from Perth, it's little wonder that Perth, and Perthshire, are described as the Heart of Scotland. Perth is an ideal satellite city if you're looking to commute to Edinburgh, Stirling, Fife or Glasgow.

For a relatively small city, Perth packs a lot in. It boasts a wide array of diverse restaurants, bars and cafes. For shopping it has a blend of High Street names as well as a thriving independent retail community. As with many cities, Perth has a few retail parks, most notably, the St. Catherine's Retail Park. It also has some excellent leisure centres including The Bells Sports Centre and The Dewars Ice Rink, which is close to Perth's Leisure Pool.

Perth is also home to an Art Deco Cinema. Built in 1933, The Perth Playhouse has been revamped in recent years to accommodate an IMAX Cinema. There are both public and private art galleries. Perth Museum and Art Gallery is a popular attraction for locals and tourists and is literally a few seconds' walk from the front door at 61 George Street. Perth Concert Hall plaza, built in 2005, is just across the junction from George Street and hosts a wide variety of concerts, conferences and events. Perth Theatre is also very close by.

Perth is an easy city to enjoy and explore on foot or bike. It's also well served by rail and bus. If you're travelling by car, there are numerous public car parks throughout the city.

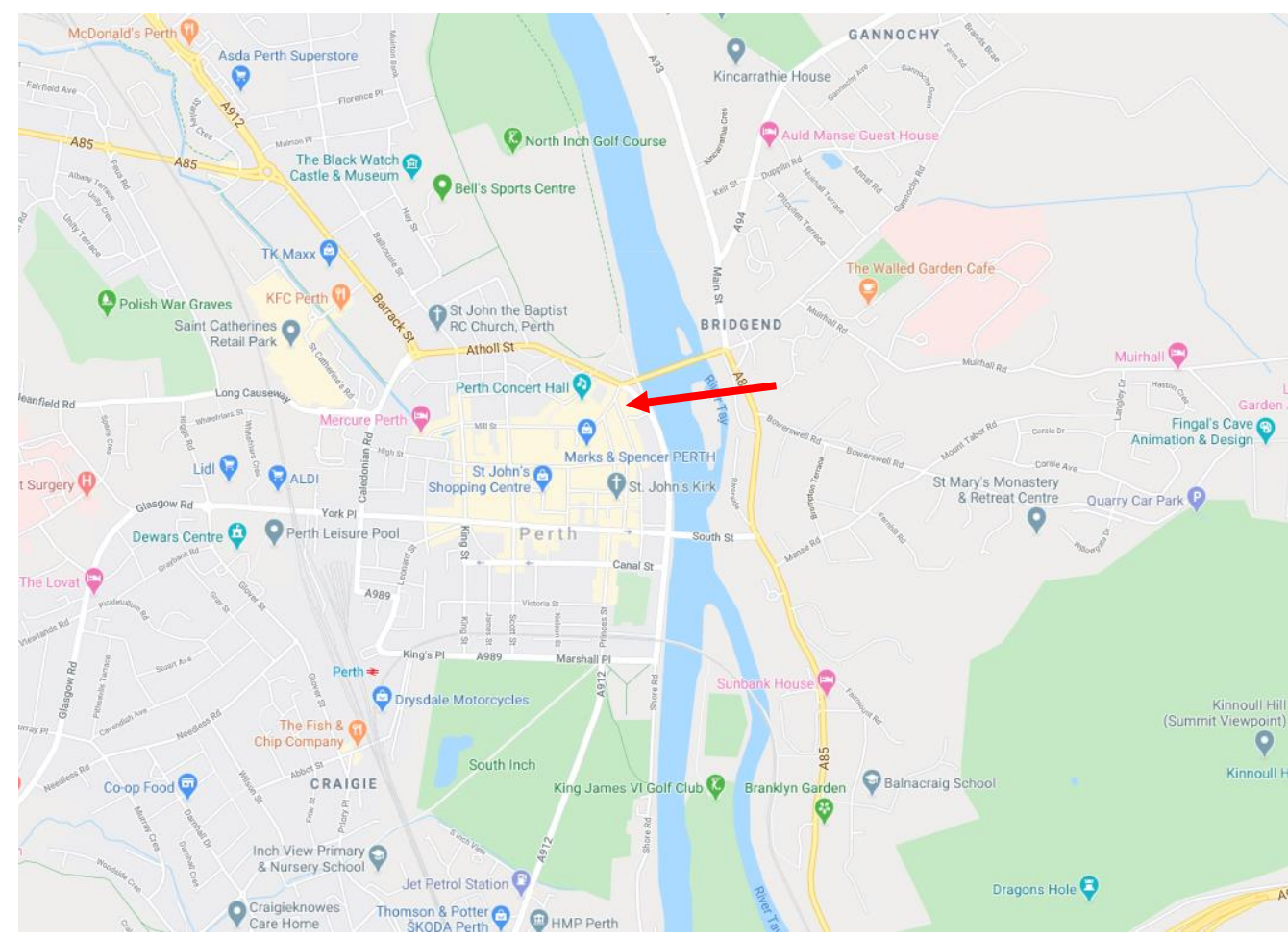




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DIRECTIONS

From the south: Exit the M90 at junction 10 and take the A912 (Edinburgh Road) into Perth. The road takes you through the South Inch to a crossroads. Turn right into Marshall Place and left into Tay Street. Take fourth left into the High Street and first right into George Street and no61 is on the right hand side at the northern end of the street near the junction with Horse Cross. Car parking can often be found in Tay Street or in the Kinnoull Street multi-storey car park. To reach the latter, follow Tay Street to its northern end and go straight through the traffic lights into Charlotte Street. Take the fourth left into Kinnoull Street and the multi-storey is along on the left hand side.



Map data © 2020

From the north: Take the A9 south to Inveralmond Roundabout and follow the A912 into Perth to the roundabout outside the police station. Take the first exit into Atholl Street. There is parking to be found in this area, or third on the right is Kinnoull Street for access to the multi-storey car park. George Street is seventh on the right.

From the west: Exit the A9 at junction 12 and take the A93 (Glasgow Road) to the crossroads at Caledonian Road and York Place (just past Perth Leisure Pool on the right hand side). Turn left into Caledonian Road, go straight through the roundabout and at the next roundabout (at the police station) take the second exit into Atholl Street and continue as above.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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