



8 TAY STREET,
Perth, Perth And Kinross, PH1 5LQ



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This unique opportunity presents a Grade B Listed Victorian property, showcasing striking gothic features enhanced by its attractive stonework. The building is divided into three spacious flats, each offering comfortable living with a blend of historical charm and modern convenience.

Located within easy reach of Perth town centre, the property enjoys stunning views over the River Tay, making it an ideal location for those seeking a combination of heritage architecture and a scenic, urban lifestyle. The property's timeless elegance, combined with its prime location, makes it a truly special opportunity.

Summary of Accommodation:

Ground Floor: Entrance at ground floor level with stairs rising to:

First Floor: Flat 1: Hall, sitting room, kitchen/breakfast room, Principal bedroom with ensuite shower room, two double bedrooms and family bathroom.

Second Floor: Flat 2: Hall, sitting room, kitchen/breakfast room, double bedroom with en suite shower room, two further double bedrooms and family bathroom.

Third Floor: Flat 3: Hall, Sitting/Dining Room, Kitchen, Two double bedrooms and bathroom.

Available as a whole or in 3 lots.





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Situation:

Situated at 8 Tay Street, overlooking the River Tay in the city centre of Perth. Perth is around 21 miles from Dundee, 37 miles of Stirling and around 44 miles of Edinburgh. Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool. The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking and mountain biking in the hills and glens, shooting and stalking on local estates and fishing on the River Earn and Tay. There is national hunt racing at Scone Palace, which also hosts the Game Conservancy's Scottish Fair, and a choice of local golf courses, including the North Inch Golf Course (one of the oldest in Scotland), Craigie Hill, Murrayshall and a championship course at Rosemount in Blairgowrie. The prestigious facilities of the internationally renowned Gleneagles Hotel are approximately 20 miles away, which includes three golf courses, the country club, a shooting school and restaurants. There is secondary schooling available in Perth and a wealth of independent schools within Perthshire, including Craigclowan Preparatory School in Perth, Ardvreck and Morrisons Academy in Crieff, as well as Strathallan School and Glenalmond College.

The property is well positioned for convenient access to Scotland's arterial transport networks. From Perth the M90 provides motorway access south towards Edinburgh and the A9 continues west towards Stirling, feeding into the motorway network towards Glasgow. The A90 links Perth to Aberdeen and Dundee where there is an airport with regular flights to London. Edinburgh airport can be reached from Perth in approximately an hour, in normal traffic, and provides both international and domestic connections. There is a railway station in Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness.

General Description:

8 Tay Street is a Grade B Listed Victorian purpose-built tenement offering a rare blend of historic charm and modern convenience. The building consists of three self-contained flats, each occupying a full floor, and all connected by a communal hallway and stairs and equipped with a secure entry coms system. The property is beautifully adorned with period features, including intricate stonework set under a grey slate roof, large windows and breathtaking views of the River Tay, adding to its unique character.

The ground-floor communal hall serves as the main entrance and is steeped in traditional Victorian charm, featuring original tilework, woodwork and ornate corning. This entrance hall leads to the staircase that provides access to each flat, maintaining both privacy and a sense of shared community.





First Floor - Flat 1, offers spacious living accommodation, featuring three well-proportioned bedrooms, one of which includes an ensuite shower room. The flat boasts a large sitting/dining room with a bay window, ideal for both relaxation and entertaining, and a generously sized kitchen equipped with wall and base units, an integrated fridge/freezer, oven, 4-ring gas hob, microwave, dishwasher and washing machine. A family bathroom and additional storage areas complete the accommodation on this level.

Second Floor - Flat 2 is similar to flat 1 in terms of space and functionality and includes three good-sized bedrooms, one with an ensuite shower room. The sitting room is spacious and welcoming, while the kitchen provides ample room for everyday living, with wall and base units and integrated appliances including a fridge/freezer, oven, 4-ring gas hob, microwave, washing machine, and dishwasher. A walk in store room in the hall adds extra convenience.

Third Floor - Flat 3, offers two comfortable bedrooms and a sitting/dining room. The well-positioned kitchen is equipped with wall and base units, an integrated fridge/freezer, oven, 4-ring induction hob, microwave, washing machine, and dishwasher. This flat also features a family bathroom with a separate shower unit, along with additional storage, including practical eaves storage for enhanced functionality.

Overall, 8 Tay Street is a well-designed residential building that offers spacious living across its three flats, each with practical layouts and ample storage. The communal areas, equipped with modern conveniences such as the coms system, ensure easy access to each flat while maintaining a sense of privacy for its residents. With its stunning period features and river vistas in all three flats, this property provides a perfect balance of historic elegance and modern living. The opportunity to purchase all three flats in on block is rare and would suit a portfolio/ long term investment or possibly conversion to a townhouse subject to acquiring the necessary consent.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 5LQ.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Gas and Drainage.



Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth PH1 5JD. Tel: 01738 475 000

Council Tax

Flat 1 Band – E
Flat 2 Band – E
Flat 3 Band – D

EPC Rating

Flat 1 Band - C
Flat 2 Band - C
Flat 3 Band - D

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.











Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

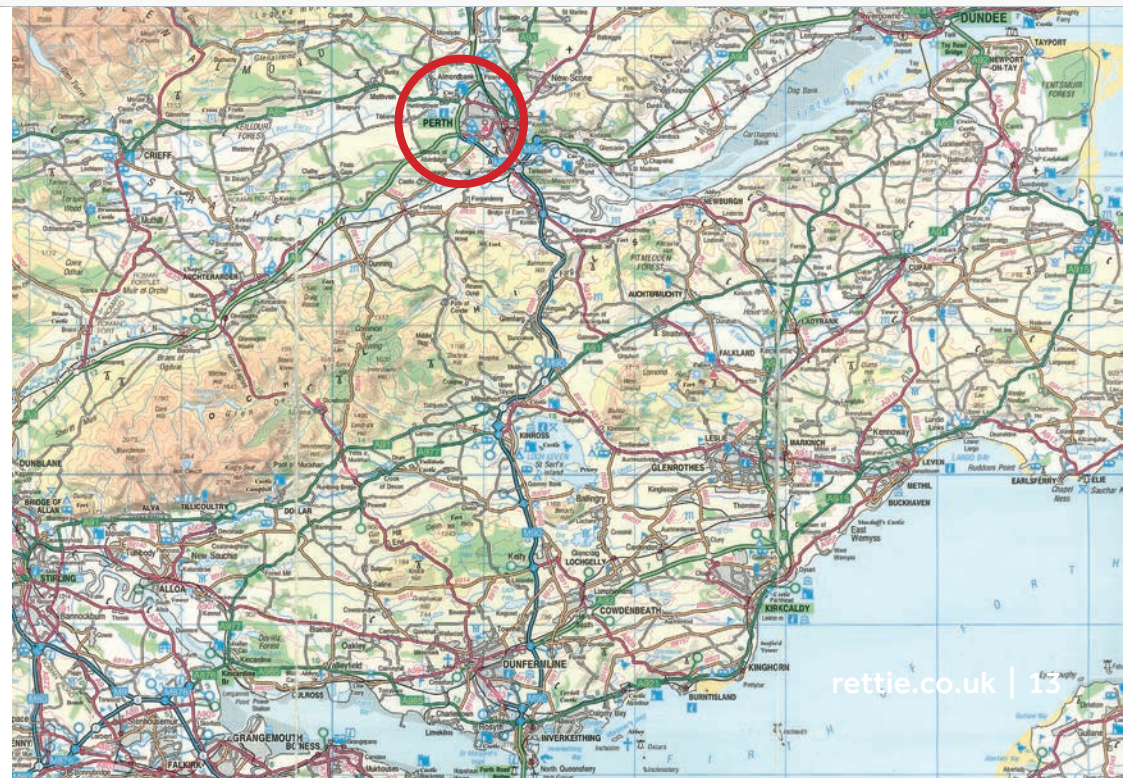
Rettie & Co, their clients and any joint agents give notice that:

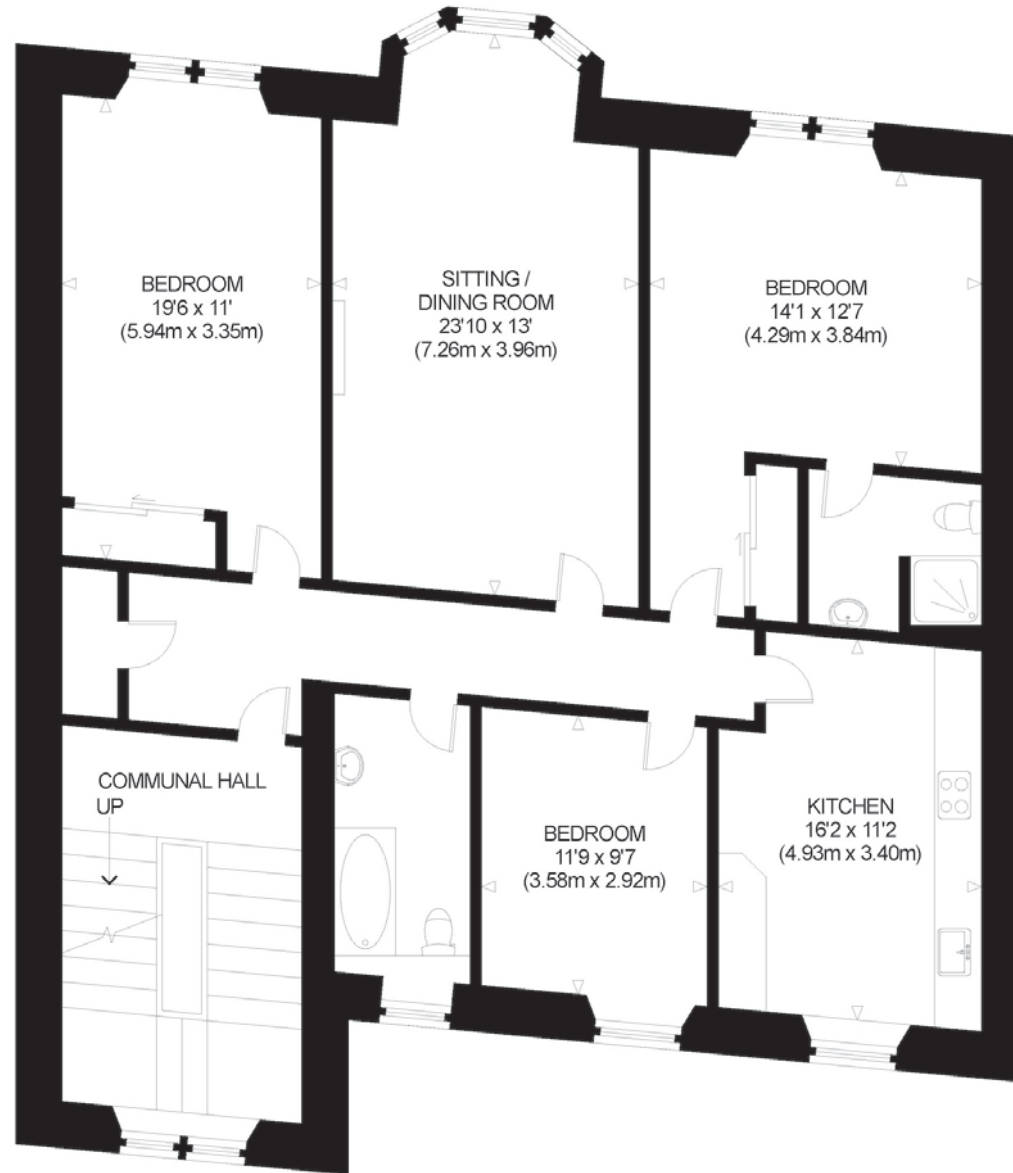
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







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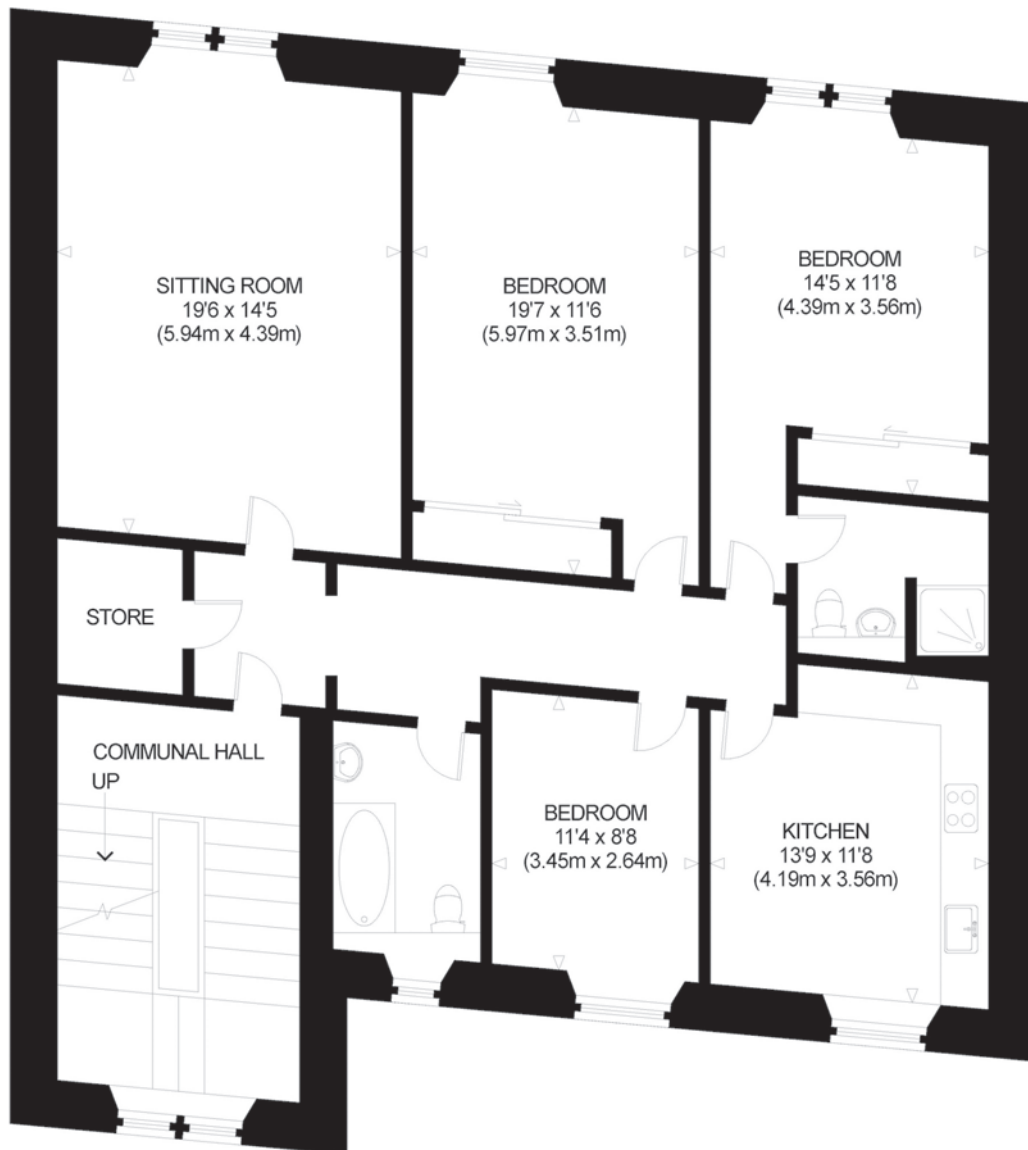
0131 624 4183

mail@rettie.co.uk

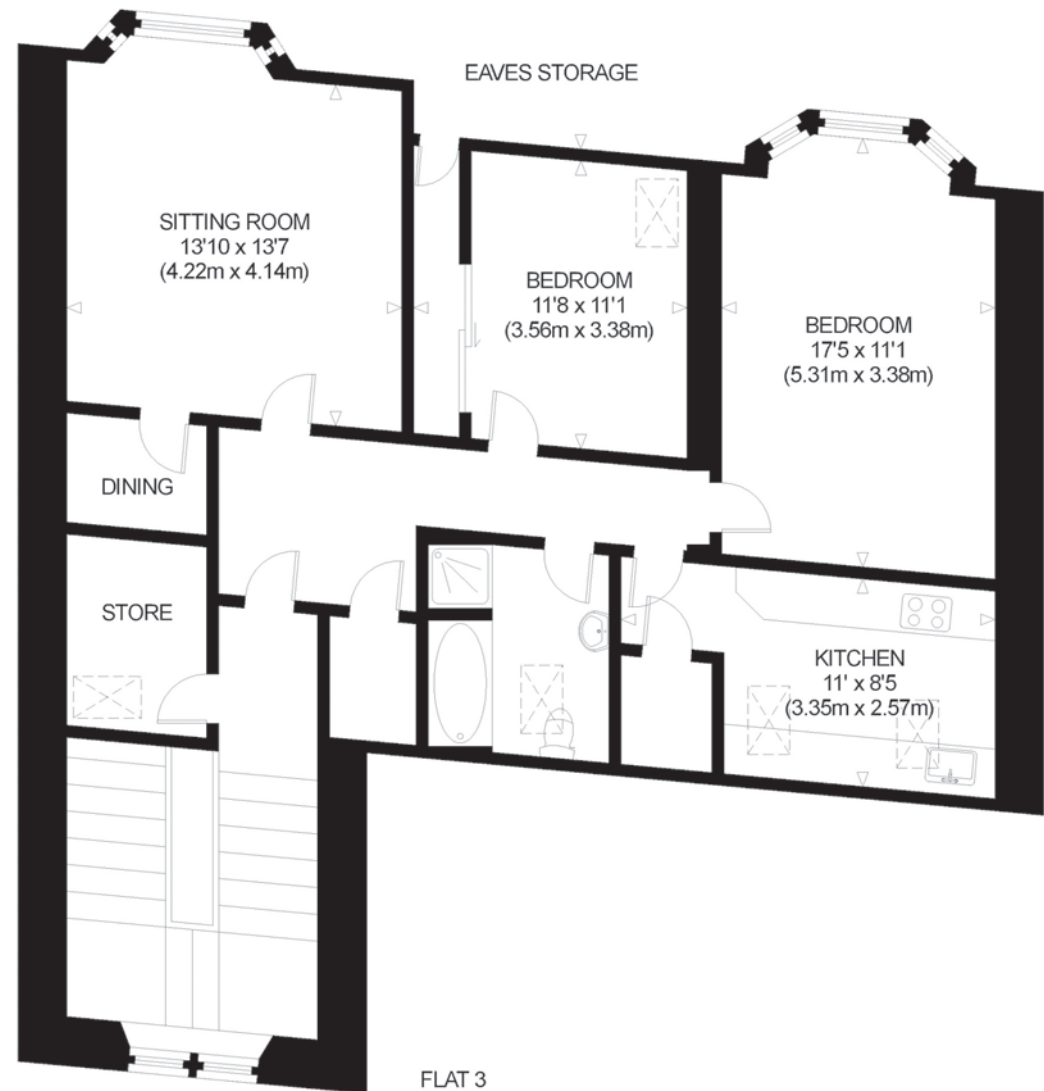
11 Wemyss Place
 Edinburgh
 EH3 6DH

TAY STREET
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4321 SQ FT / 401.8 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
 Copyright © exposure
 www.photographyandfloorplans.co.uk

FLAT 1
 FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1532 SQ FT / 142.5 SQ M
 FLOOR AREA EXCLUDING COMMUNAL
 HALLWAY 1351 SQ FT / 125.5 SQ M



FLAT 2
 SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1507 SQ FT / 140.1 SQ M
 FLOOR AREA EXCLUDING COMMUNAL
 HALLWAY 1327.6 SQ FT / 123.3 SQ M



FLAT 3
 THIRD FLOOR
 GROSS INTERNAL
 FLOOR AREA 1091 SQ FT / 101.4 SQ M
 FLOOR AREA EXCLUDING COMMUNAL
 HALLWAY 943.3 SQ FT / 87.6 SQ M

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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