



10a James Street, Perth, PH2 8LZ  
Offers over £93,000





## 10a James Street Perth, PH2 8LZ

- Attractive maisonette
- Spacious living room
- Double glazing
- Close to rail & bus stations
- Dining kitchen
- Double bedroom & office/dressing room
- Gas central heating
- Bathroom & additional WC
- Move-in condition
- Council tax band B

Welcome to this deceptively spacious maisonette on James Street in Perth. Offering a blend of style and comfort spread over two floors, this delightful property features a spacious living room, dining kitchen, bathroom, an additional WC, a double bedroom and a handy office/dressing room –ideal for a single individual or a couple seeking a pleasant, low-maintenance home.

Step inside and be welcomed by tasteful décor and a move-in ready condition, ensuring a smooth transition into your new home. With gas central heating and double glazing throughout, you'll enjoy a warm, energy-efficient living space all year round. One of the standout features is the generous room proportions, providing ample space for relaxation and everyday living. Conveniently located just moments from Perth's vibrant city centre, you'll have easy access to local amenities, shops, restaurants, and transport links, making this home perfect for those looking to enjoy urban living with added comfort.

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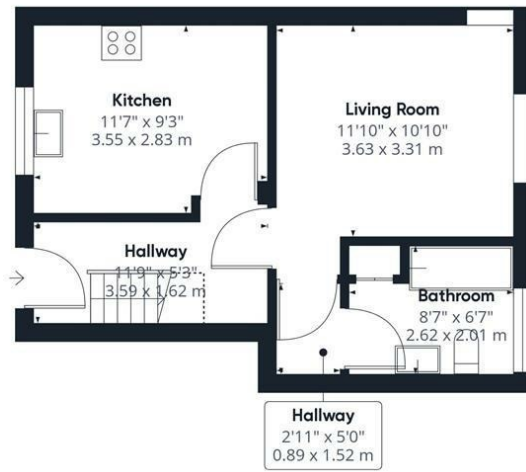




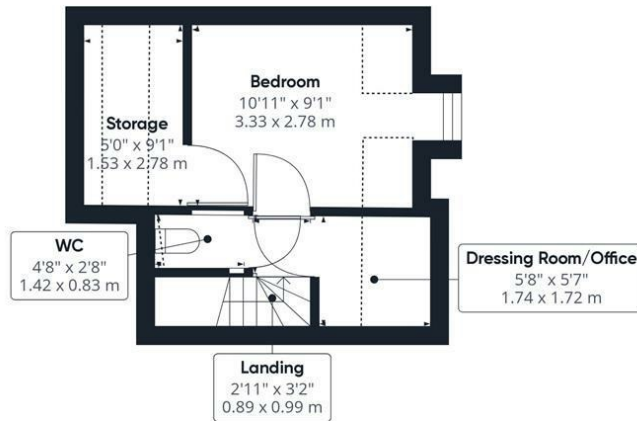
## Location

James Street is positioned within walking distance of the city centre and its various amenities, shops, restaurants, cafes and recreational pursuits as well as the picturesque South Inch parklands. Nearby roads links give access to the dual carriageway, A90 and M90 giving access to various destinations across the country. Perth's rail and bus stations can also be found close by.





Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

594.92 ft<sup>2</sup>  
55.27 m<sup>2</sup>

Reduced headroom

61.35 ft<sup>2</sup>  
5.7 m<sup>2</sup>

(1) Excluding balconies and terraces

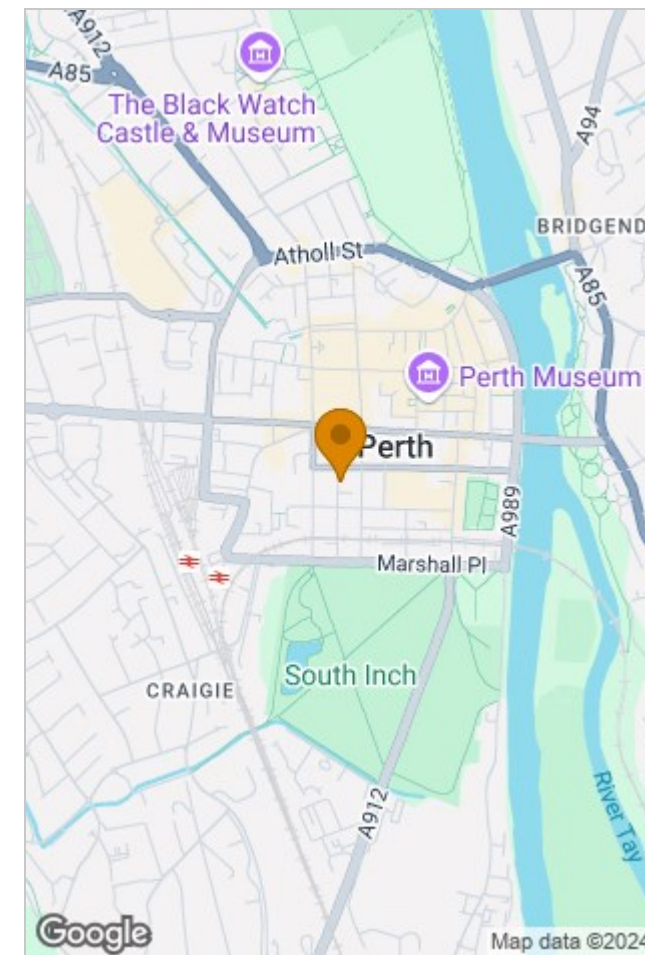
Reduced headroom

..... Below 5 ft/1.5 m

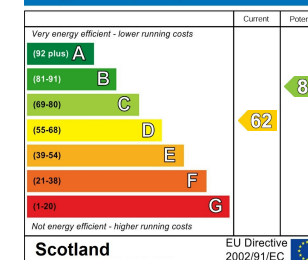
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

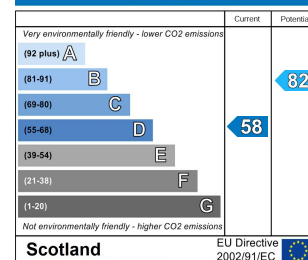
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

