



**Premier
Properties**
Perth



24d James Street, Perth, PH2 8LZ

Offers Over £105,000

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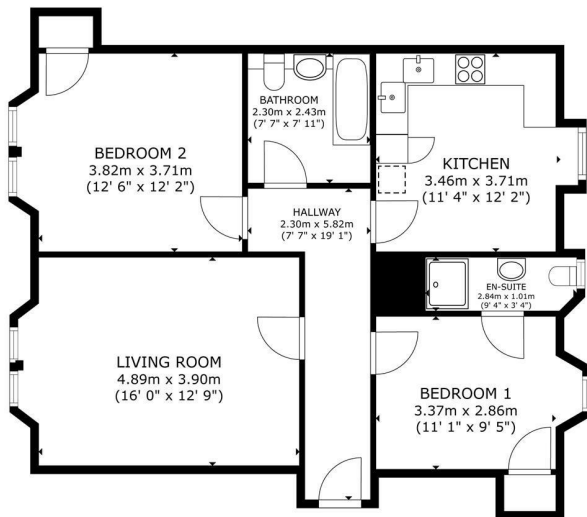
The accommodation features a welcoming entrance hallway, a bright and spacious lounge and a modern kitchen, complete with integrated appliances and ample space for a dining table and chairs. The property further offers two well-proportioned bedrooms - one with ensuite shower room. The family bathroom completes the accommodation.

Additional benefits include gas central heating, double glazing throughout, and ample on-street parking. There is also a communal drying area to the rear of the property.

This fantastic home presents an excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended.

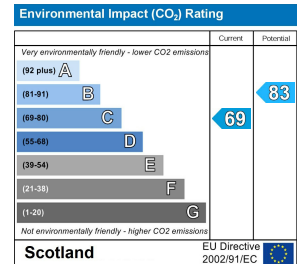
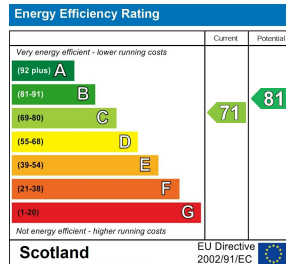
Location- The property has enviable location to all city centre amenities Perth has to offer including a variety of shops, bars, restaurants, supermarkets, leisure facilities, train and bus stations, all just a short walk away. Travel links are easily accessible to Dundee, Edinburgh, Glasgow and Stirling, making this a fantastic property for the commuter.

- 2 Bedrooms
- Buy to let opportunity
- City centre location
- Double glazing
- Gas central heating



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GROSS INTERNAL AREA
FLOOR PLAN 80.1 m² (862 sq.ft.)
TOTAL: 80.1 m² (862 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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