

Simple Approach



**1 James Murray Apartments Muirhall Road, Perth  
PH2 7BH**

**Offers over £170,000**

## 1 James Murray Apartments Muirhall Road, Perth, PH2 7BH

Simple Approach are delighted to welcome this newly refurbished apartment on Muirhall Road to the Perthshire residential sales market. Set within a highly desirable location, this lovely property comes to the market in immaculate move in condition, having been newly renovated. Muirhall Road benefits from gas central heating, double glazing, being close to all local conveniences and being set just a short distance away from Perth City Centre. Viewing is highly recommended to appreciate the overall excellent location and beautiful finishing's on offer here at James Murray Apartments, Muirhall Road.

\*\*\* Available to view from the 19th of August \*\*\*

\*\*\* EXAMPLE PHOTOS ONLY - the apartments may differ from these photographs \*\*\*

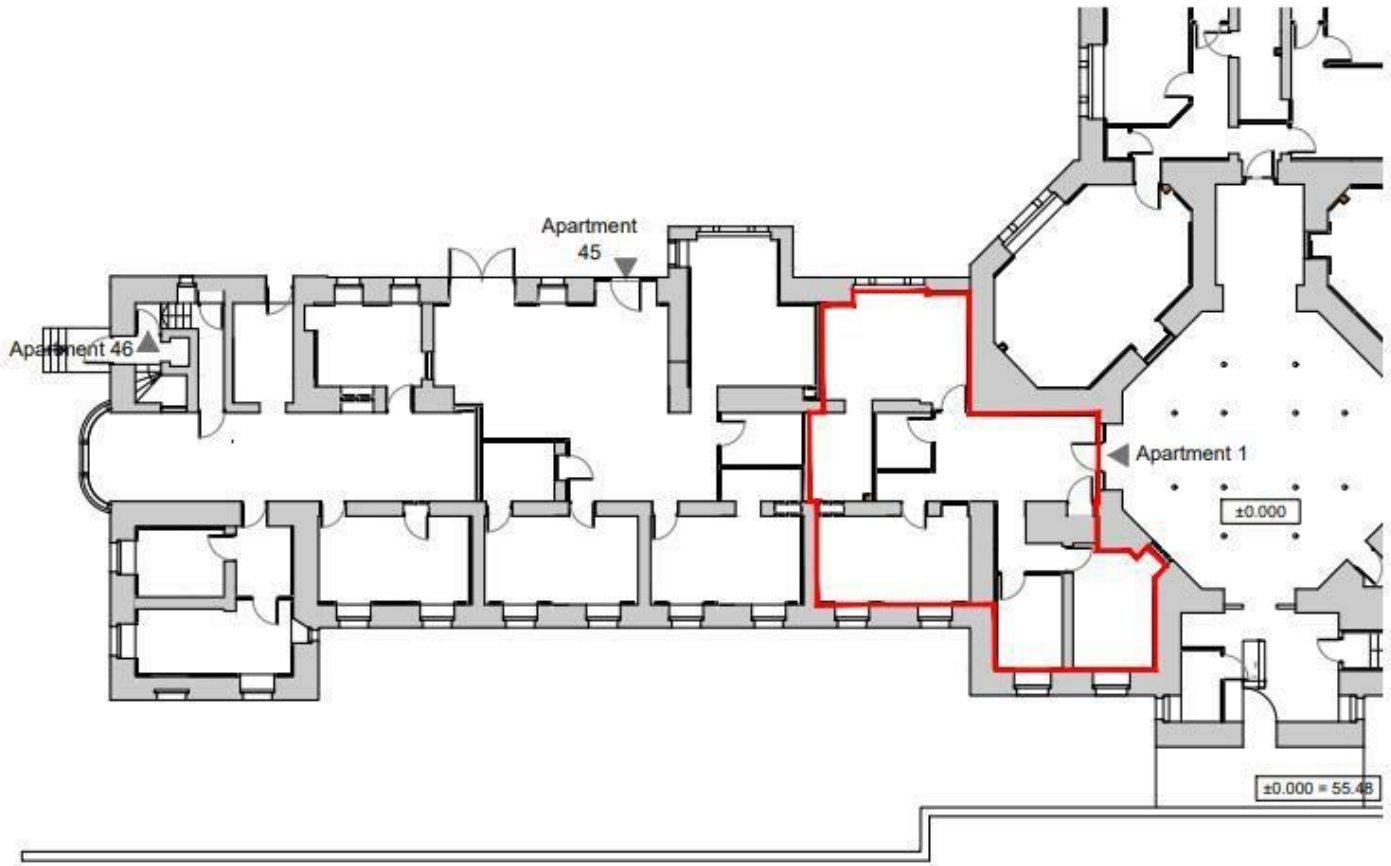






- Full Refurbished Apartment
- Bright & Spacious Lounge
- Desirable Location
- Two Generous Bedrooms
- Gas Central Heating
- Stylish Interior
- Modern Fitted Kitchen
- Double Glazed Windows
- Checkmate Guarantee 10 Years





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Scotland** EU Directive 2002/91/EC

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

**Scotland** EU Directive 2002/91/EC