

Simple Approach



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

Offers over £139,950

1 James Murray Apartments Muirhall Road, Perth, PH2 7FP

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.

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

Entrance Hall

9'0" x 18'4" (2.75 x 5.60)

Bathroom

5'6" x 5'6" (1.70 x 1.70)

L Hall

11'9" x 28'6" (3.60 x 8.70)

L Hall

5'2" x 8'0" (1.60 x 2.45)

Master Bedroom

8'4" x 12'8" (2.56 x 3.87)

En-suite (Bathroom 2)

8'10" x 6'2" (2.70 x 1.90)

Bedroom

16'4" x 9'1" (5 x 2.78)

Kitchen

8'10" x 6'6", 262'5" (2.70 x 2,80)

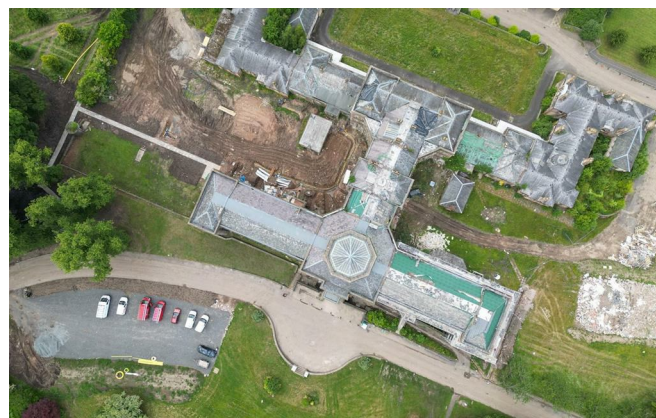
Lounge

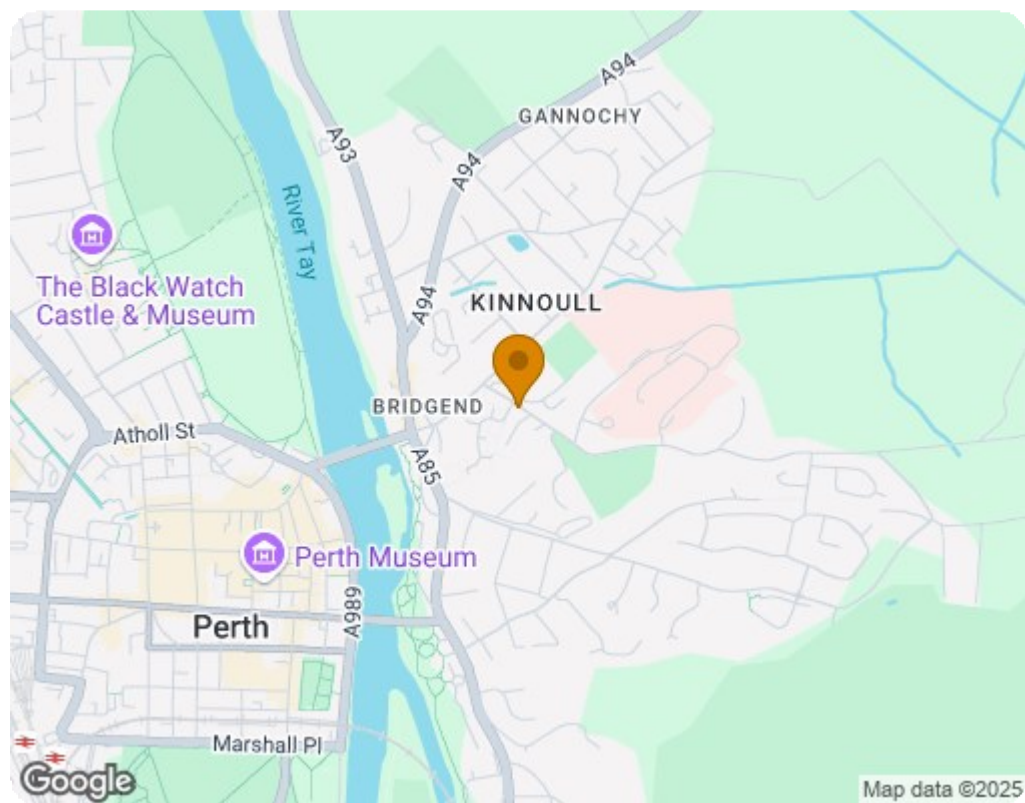
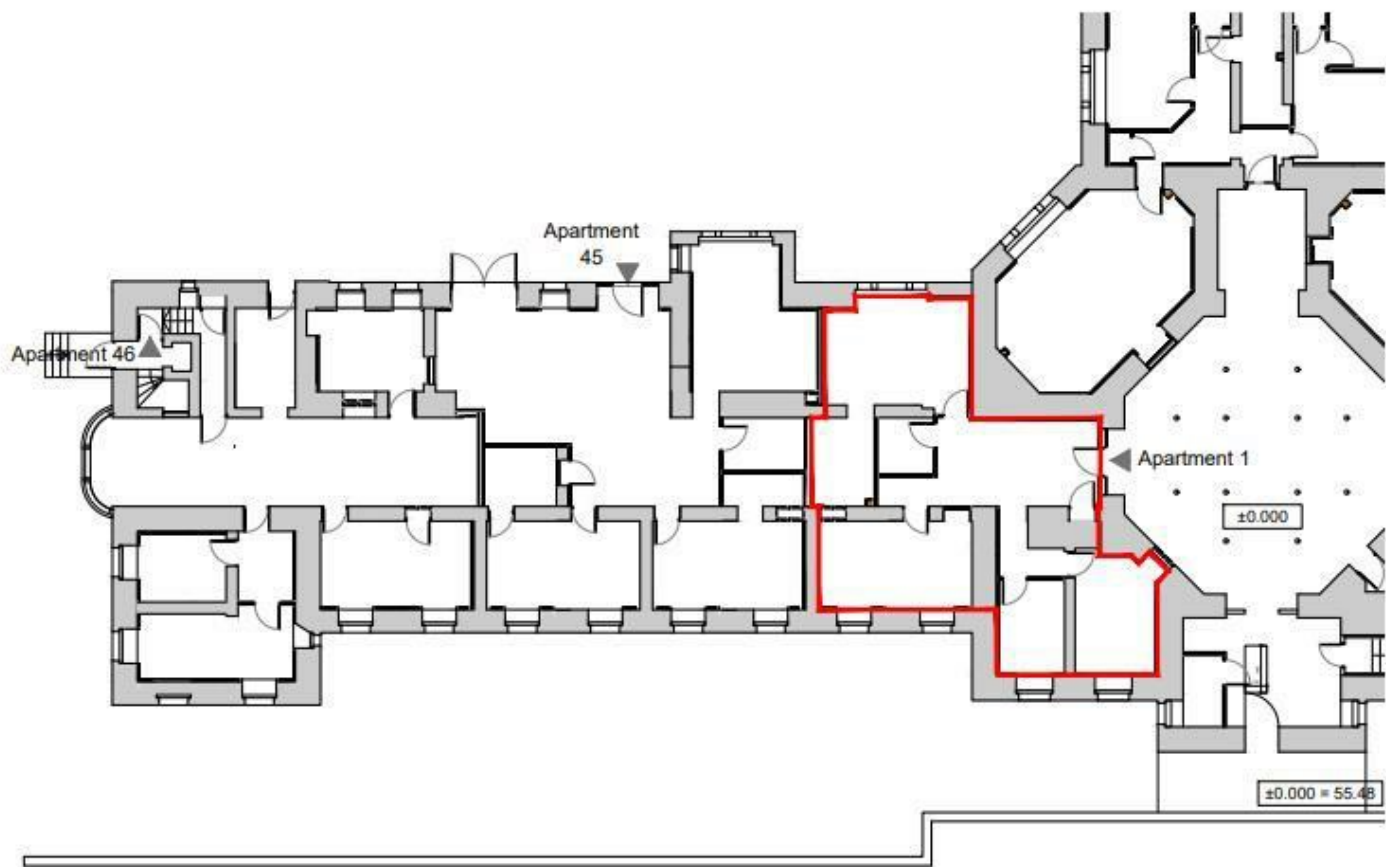
9'10" x 15'5" (3 x 4.72)





- 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC