

Simple Approach



Estate Agents



24J James Street, Perth
PH2 8LZ

Offers over £82,950

Located in the heart of Perth on the ever-popular James Street, this one-bedroom flat offers an excellent opportunity for first-time buyers, couples, or investors. With its convenient setting and well-proportioned layout, the property combines comfort with practicality in a sought-after location. The accommodation comprises a bright lounge, a fitted kitchen, a comfortable double bedroom, and a bathroom. The layout provides a welcoming and functional living space, perfectly suited for modern lifestyles. The property benefits from electric heating and double glazing throughout, ensuring warmth and efficiency. Situated in a highly desirable area of Perth, residents will enjoy easy access to a wide range of local amenities, transport links, shops, and leisure facilities, making it a superb base for both city living and commuting. Overall, this property represents a fantastic opportunity for those seeking a manageable home or an appealing investment in a prime location.

Lounge

10'10" x 15'0" (3.32 x 4.59)

Kitchen

14'9" x 6'3" (4.52 x 1.93)

Bedroom

11'5" x 13'10" (3.48 x 4.22)

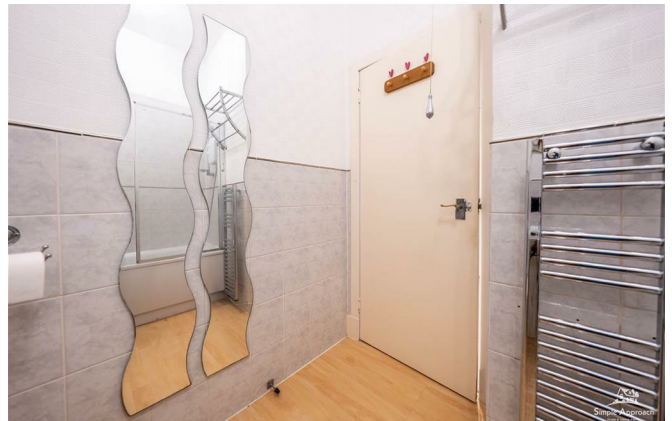
Bathroom

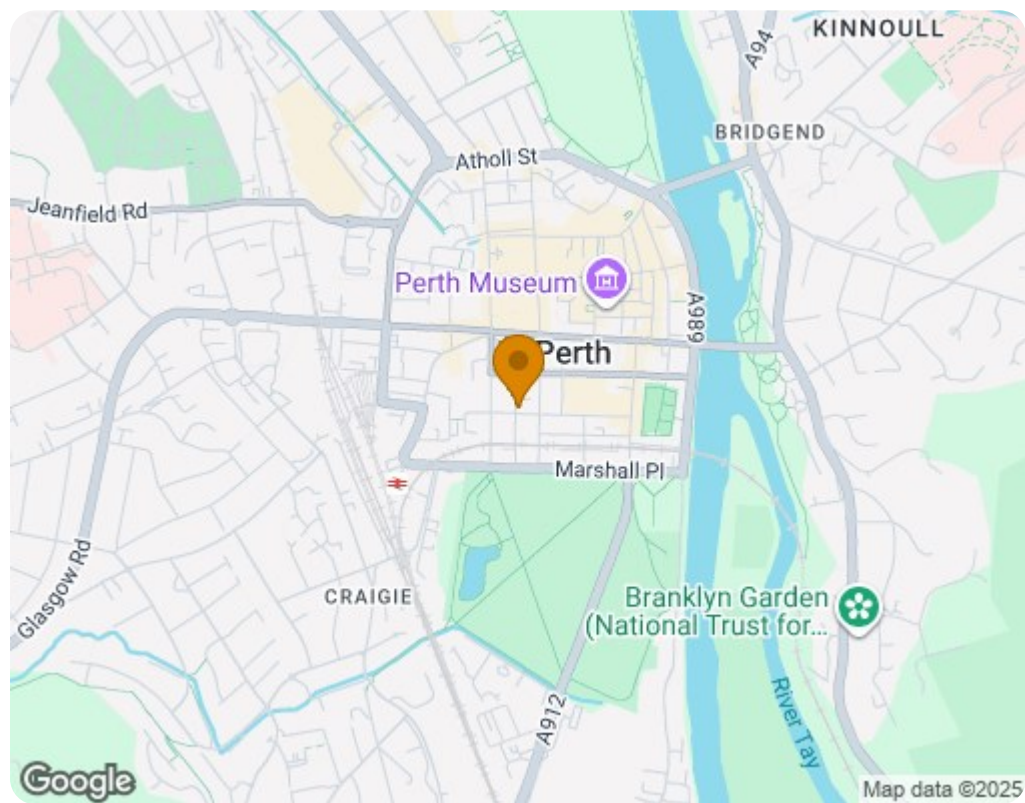
7'2" x 6'9" (2.20 x 2.06)





- One Bedroom Flat
- Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!
- Sought After Location
- Bright & Spacious Lounge
- Electric Heating
- Ideal For First Time Buyers & Investors





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		38
(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		91
(81-91) B		
(69-80) C		
(55-68) D		84
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC