



**15 James Murray Apartment Muirhall Road, Perth
PH2 7FP**

Offers over £160,000

15 James Murray Apartment Muirhall Road, Perth, PH2 7FP

This beautifully refurbished two-bedroom, upper floor apartment at James Murray Apartments, Muirhall Road, Perth, offers modern, stylish living in a highly desirable location. Renovated to an exceptional standard, the property boasts a fresh, contemporary finish throughout, making it an ideal home for first-time buyers, professionals, or investors looking for a turnkey opportunity.

The spacious open-plan living area is flooded with natural light, creating a bright and airy atmosphere. The newly fitted kitchen features sleek cabinetry, high-quality worktops, and quality appliances, providing both style and practicality. The two well-proportioned bedrooms offer comfortable living space. The stunning, fully renovated bathroom is finished with elegant tiling, a modern suite, and high-end fixtures.

Additional features include secure entry for peace of mind, residential parking, and well-maintained communal areas. Situated in a sought-after residential development, the apartment is conveniently located close to local shops, amenities, and public transport links, with easy access to Perth city centre. Offering a perfect blend of modern comfort and convenience, this newly upgraded apartment is a must-see for those seeking contemporary living in a fantastic location.

Open-plan Lounge with Kitchen

9'4" x 25'11" (2.86 x 7.92)

Bedroom One (Section One)

12'8" x 6'0" (3.87 x 1.84)

Bedroom One (Section Two)

9'3" x 7'6" (2.84 x 2.30)

Bedroom Two

9'4" x 7'7" (2.87 x 2.33)

Family Bathroom

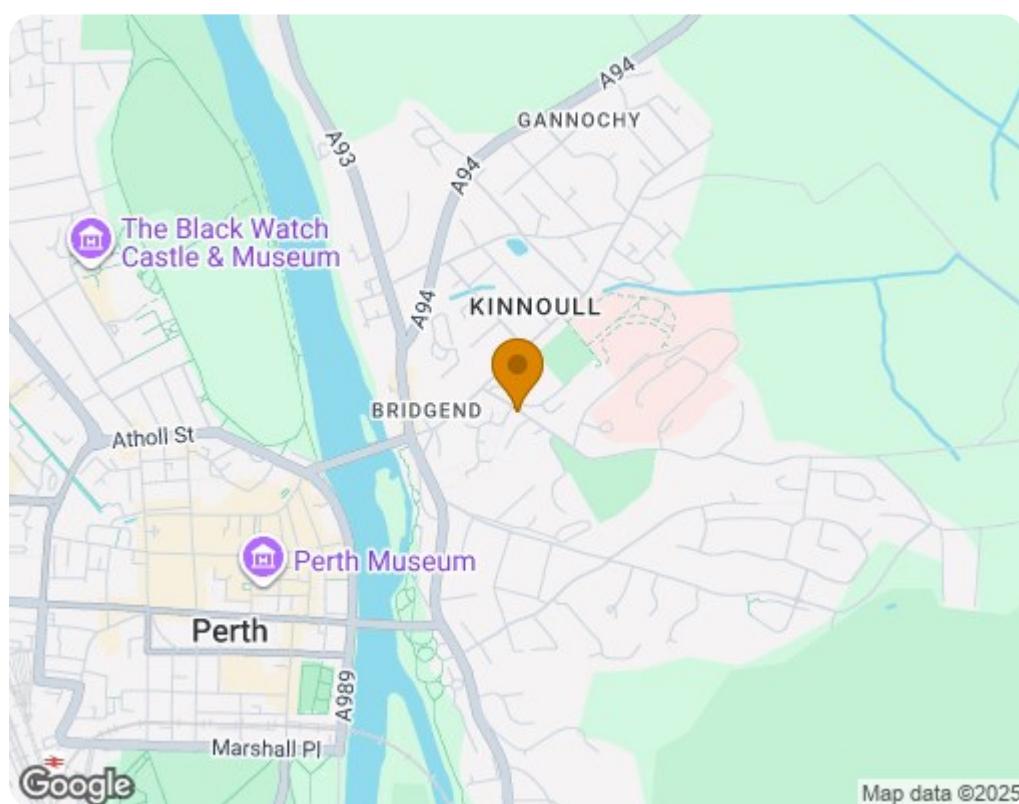
10'4" x 7'5" (3.17 x 2.28)





- Newly Refurbished Apartment
- Stylish Bathroom
- Two Bedrooms, Upper Floor
- Residential Parking
- Modern Fitted Kitchen
- Highly Sought After Location





Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Scotland | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| Scotland | EU Directive 2002/91/EC | |