

Simple Approach



Estate Agents



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

**Offers over £235,000**



## 10 James Murray Apartment Muirhall Road, Perth, PH2 7FP

Beautifully refurbished and tastefully finished, this two-bedroom upper-floor apartment within the James Murray Apartments on Muirhall Road, Perth, offers stylish modern living in a sought-after location. Renovated to an exceptional standard, the property showcases a bright and spacious lounge, a modern fitted kitchen with sleek cabinetry and quality appliances, and two generous double bedrooms, including a master with a contemporary ensuite bathroom. A further modern shower room adds excellent convenience for guests or family.

The apartment has been finished in a fresh, neutral style throughout, creating a warm and inviting home that is ready to move into. Additional benefits include secure entry, residents' parking, and well-maintained communal areas. Perfectly situated close to local shops, amenities, and transport links, and only a short distance from Perth city centre, this apartment offers the ideal blend of comfort, style, and convenience. A fantastic choice for first-time buyers, professionals, or investors seeking a beautifully upgraded property in a prime Perth location. Viewing is essential to appreciate all that is on offer here at James Murray Apartments, Muirhall Road.

### Lounge

16'6" x 12'0" (5.05 x 3.68)

### Kitchen

12'7" x 7'5" (3.85 x 2.28)

### Master Bedroom

19'11" x 15'8" (6.08 x 4.78)

### En-suite Bathroom

11'3" x 5'1" (3.45 x 1.56)

### Bedroom Two

9'7" x 14'4" (2.93 x 4.39)

### Family Shower Room

3'3" x 6'6" (1.00 x 1.99)

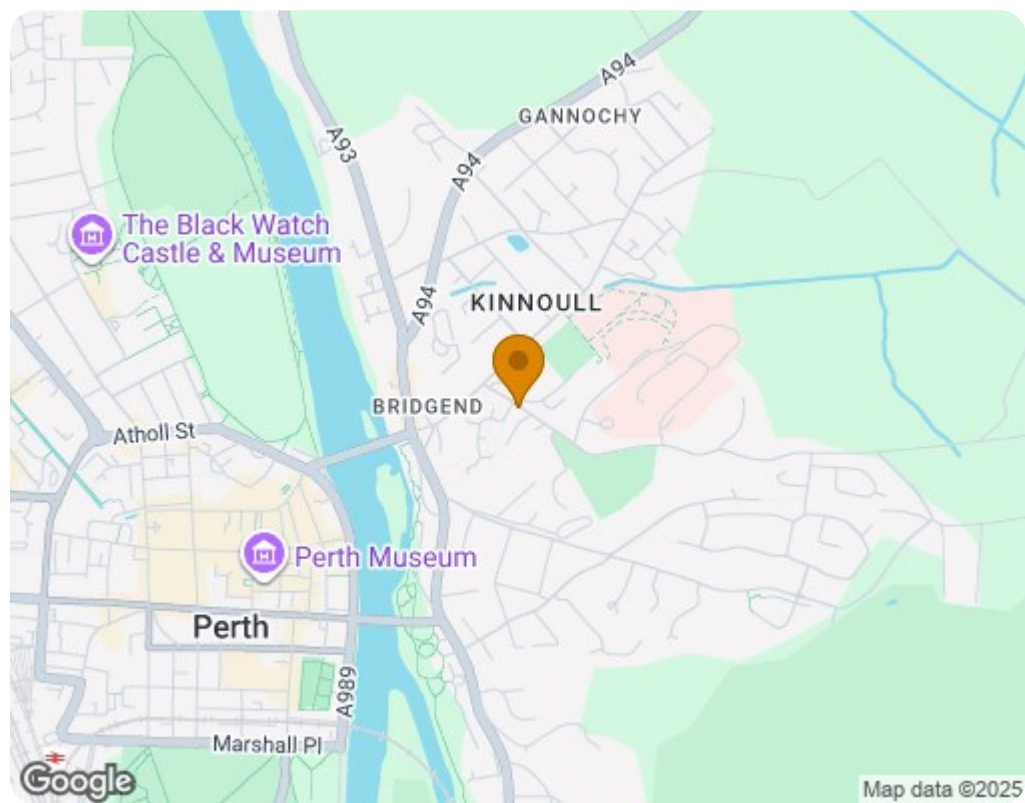


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- Newly Refurbished Apartment
- Gas Central Heating And Double Glazing
- Modern Fitted Kitchen With Built In Appliances
- Two Generous Bedrooms
- Residential Parking
- Highly Desirable Location
- Master Ensuite Bathroom
- Ample Living Space Throughout
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!





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