

Simple Approach



**46 James Murray Apartments Muirhall Road, Perth**

**PH2 7BH**

**Offers over £230,000**

## 46 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. 46 Muirhall Road benefits from its own private front door, gas central heating, double glazing, being close to all local conveniences and being set just a short distance away from Perth City Centre. Comprising of; a very stylish, large fully fitted kitchen with ample space for dining, bright and spacious lounge, a chic bathroom and two generous bedrooms with a stylish master ensuite. Viewing is highly recommended to appreciate the overall excellent location and beautiful finishing's on offer here at James Murray Apartments, Muirhall Road.

### Lounge/Kitchen

8'11" x 38'1" (2.73 x 11.62)

### Bedroom 1

13'7" x 16'8" (4.16 x 5.09)

### Bedroom 2

16'6" x 9'1" (5.04 x 2.78)

### Bedroom 3

11'3" x 8'8" (3.45 x 2.66)

### Family Bathroom

7'2" x 10'7" (2.20 x 3.23)



01738 827864



- Own Private Front Door Entrance
- Modern Fitted Kitchen With Built In Appliances and Room To Dine
- Desirable Location With Stunning Views Over Perth
- Bright & Spacious Accomodation Throughout
- Gas Central Heating
- Checkmate Gaurantee 10 Years
- Fully Refurbished Apartment
- Double Glazed Windows
- Residents Parking Available





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	78	78
(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>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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