

Simple Approach



**1 James Place, Perth  
PH1 4PD**

**Offers over £308,995**

This very well presented detached family home is located within the highly sought-after area of James Place, Stanley and offers generous, flexible accommodation ideally suited to modern family living.

The property is bright and spacious throughout, with the main focal point being the stunning open-plan kitchen, dining and lounge area. This impressive space has been thoughtfully designed to create a seamless flow for everyday living and entertaining, with ample room for family dining and relaxing while benefitting from excellent natural light. The modern kitchen offers plentiful storage and worktop space, while the open layout makes it the true heart of the home.

Additional ground-floor accommodation includes a useful utility room, providing further storage and practicality for busy households.

On the upper level, the property offers four generously proportioned bedrooms, all well-presented and offering excellent versatility for family living, home working or guest accommodation. The principal bedroom benefits from a stylish en suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a large private driveway providing parking for multiple vehicles, along with the added benefit of a garage. The fully enclosed rear garden offers a safe and private outdoor space, ideal for children, pets and outdoor entertaining.

Further features include oil-fired central heating and double glazing throughout, ensuring comfort and efficiency all year round.

This fantastic property represents an excellent opportunity to acquire a spacious and beautifully presented family home within a highly desirable location. Early viewing is strongly recommended to fully appreciate the quality, space and setting on offer.

**Kitchen/Dining Room**

12'2" x 13'3" (3.73 x 4.23)

**Dining Room**

12'4" x 10'7" (3.76 x 3.23)

**Lounge**

14'4" x 13'5" (4.37 x 4.11)

**Utility Room**

6'3" x 6'0" (1.93 x 1.85)

**Bathroom**

8'3" x 5'8" (2.54 x 1.75)

**Entrance Porch**

12'5" x 7'1" (3.79 x 2.16)

**Bedroom One**

13'2" x 11'3" (4.03 x 3.45)

**Bedroom Two**

12'0" x 9'8" (3.66 x 2.97)

**Ensuite**

5'1" x 4'7" (1.57 x 1.42)

**Shower Room**

6'2" x 5'1" (1.89 x 1.55)

**Bedroom Three**

12'0" x 8'5" (3.66 x 2.57)

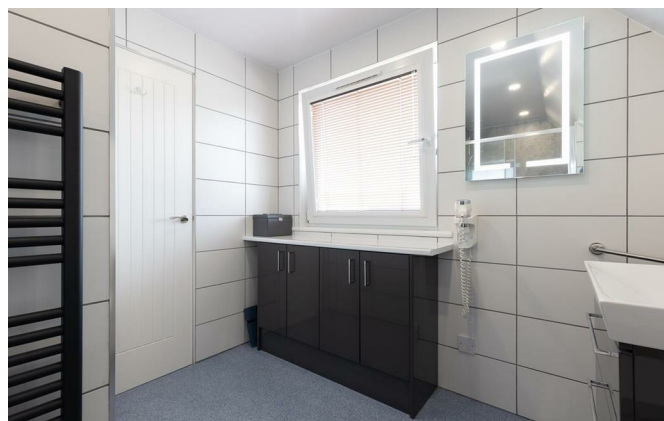
**Bedroom Four**

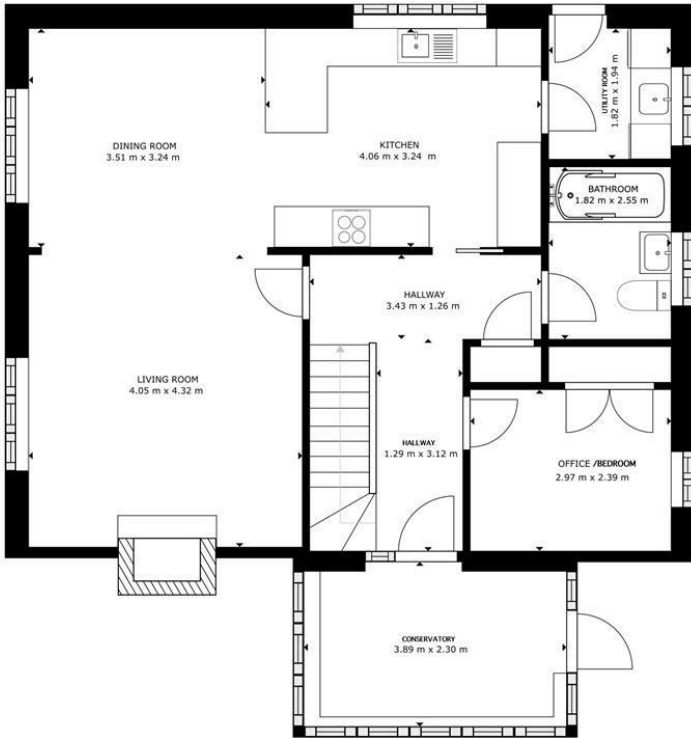
9'8" x 7'8" (2.95 x 2.34)



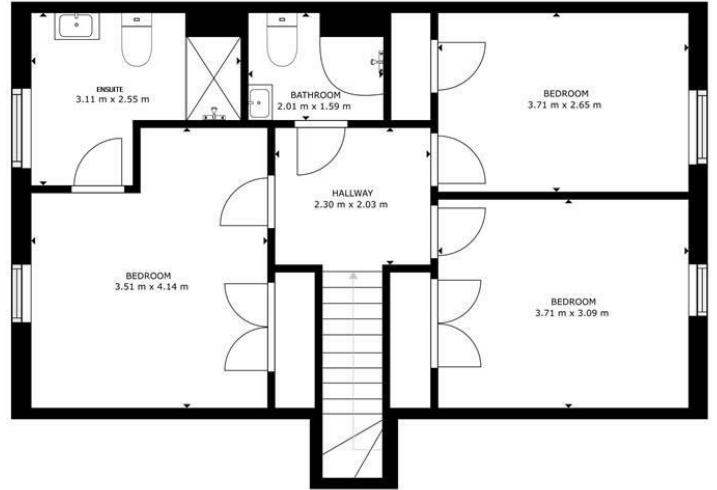


- Very well presented detached family home Viewing By Appointment Only
- Practical utility room
- Contemporary family bathroom
- Highly sought-after location
- Four generous bedrooms
- Large private driveway with garage and a Fully enclosed rear garden offering privacy and security
- Stunning open-plan kitchen / dining / lounge
- Master bedroom with en suite shower room
- Oil-fired central heating & Double glazing throughout



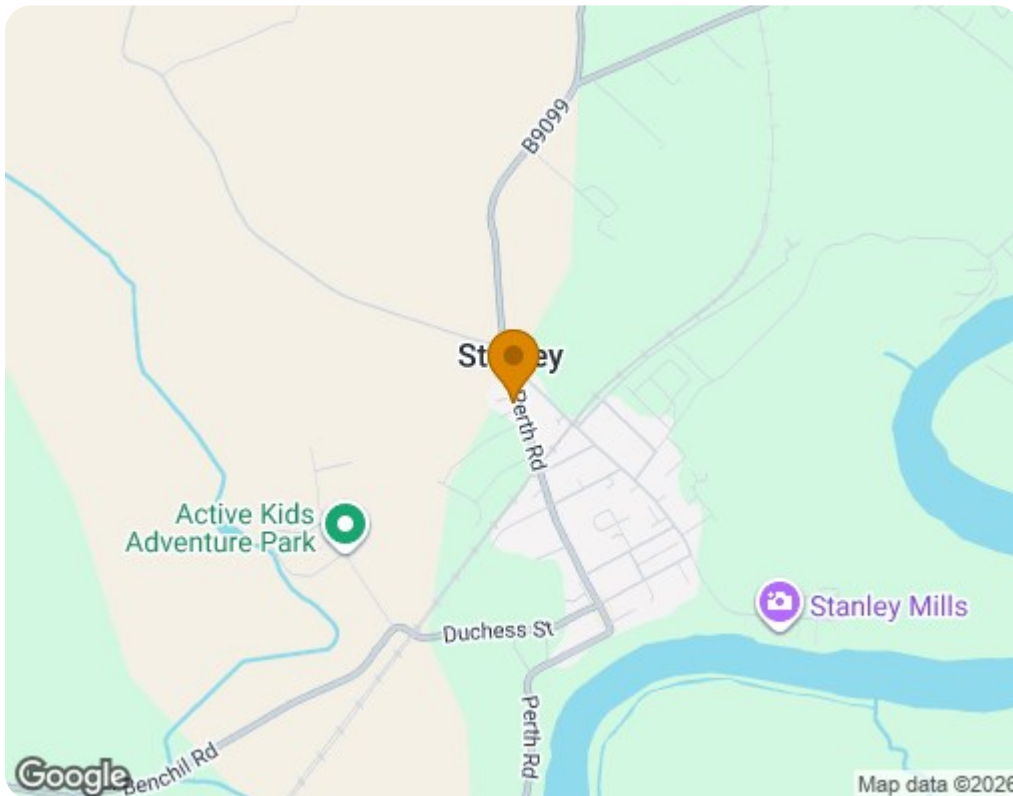


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 73.07 m<sup>2</sup>, FLOOR 2: 57.66 m<sup>2</sup>  
 EXCLUDED AREA; COVERED PORCH: 9.46 m<sup>2</sup>  
 TOTAL: 130.73 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	66	74

**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) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	64	70

**Scotland** EU Directive 2002/91/EC