

Simple Approach



**3D James Street, Perth
PH2 8LZ**

Offers over £78,950

This well-presented flat on James Street offers bright, comfortable living in the heart of Perth city centre, making it an excellent opportunity for first-time buyers, couples or investors.

The accommodation comprises a spacious and welcoming lounge filled with natural light. The kitchen is well laid out with ample storage and workspace, and a bathroom with shower over bath facility completes the interior. There are two generously sized bedrooms, both offering flexible accommodation suitable for sleeping, working from home or additional storage if required.

The property benefits from gas central heating and double glazing throughout, ensuring warmth, comfort and energy efficiency all year round.

Situated in a prime city centre location, the flat enjoys easy access to a wide range of local amenities including shops, cafés, restaurants, leisure facilities and excellent transport links. On-street parking is available via permit through Perth and Kinross Council.

A fantastic opportunity to secure a centrally located property with broad appeal and strong investment potential.

Lounge

13'11" x 12'5" (4.25 x 3.79)

Kitchen

8'6" x 6'0" (2.60 x 1.83)

Bedroom One

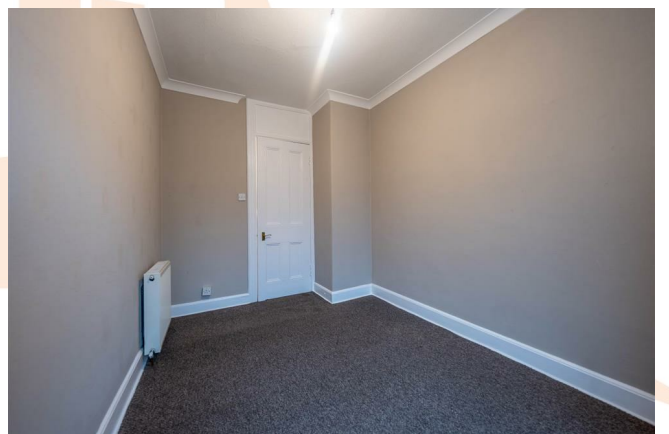
14'8" x 12'2" (4.48 x 3.71)

Bedroom Two

12'4" x 8'0" (3.78 x 2.45)

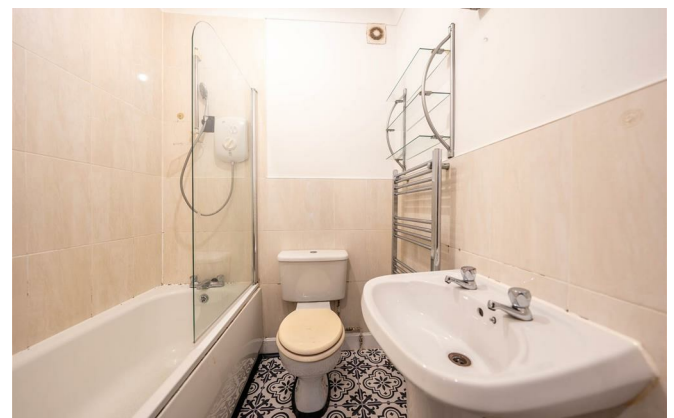
Bathroom

5'1" x 5'8" (1.57 x 1.73)

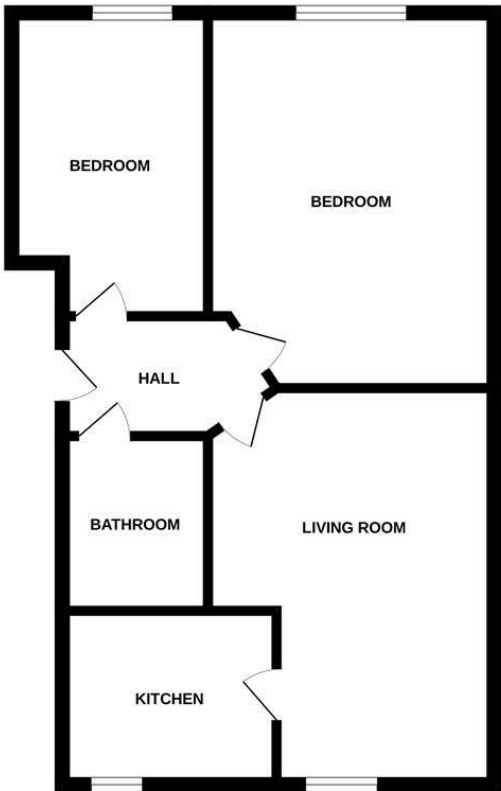




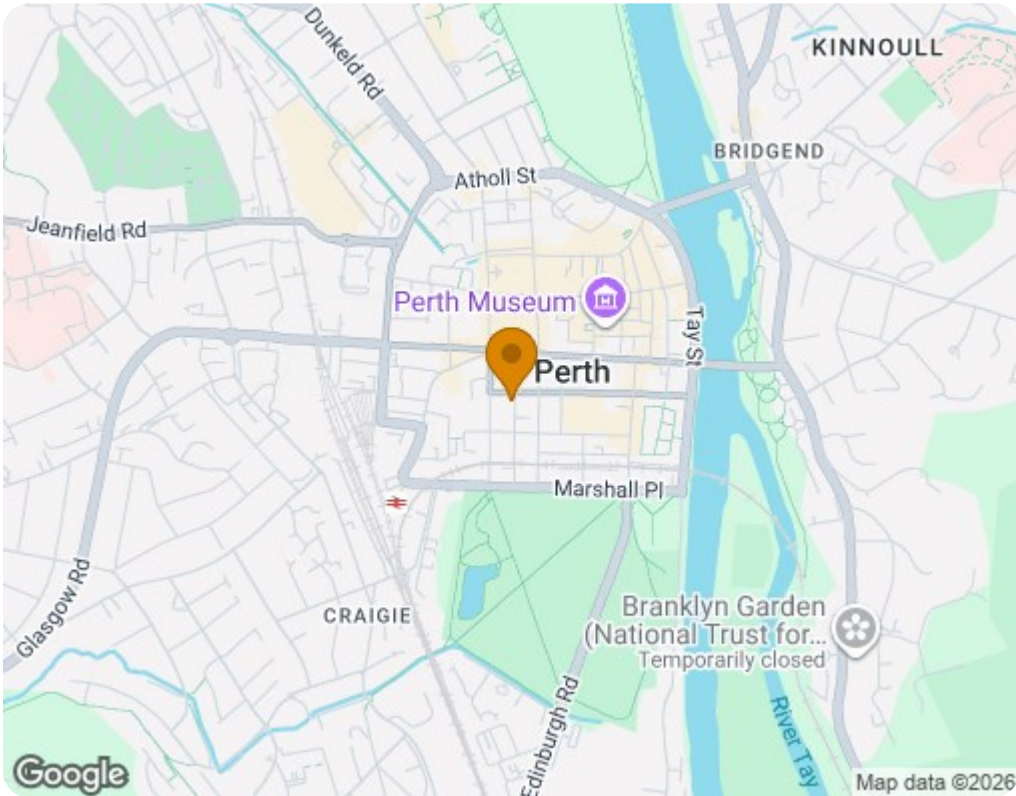
- Spacious flat set within a central Perth location
- Gas central heating
- Ideal for first-time buyers or buy-to-let investors
- Double glazing throughout
- Two good-sized bedrooms
- Spacious accommodation



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC