



**Premier
Properties**
Perth



1 King James Place, Perth, PH2 8AE

Offers Over £345,000



Set across a single level, this impressive property offers a spacious and thoughtfully designed layout, ideal for modern living. Upon entering, you're welcomed into a bright entrance hall that leads into a stunning open-plan living space, comprising the kitchen, dining, and lounge areas.

The modern kitchen is a true highlight, featuring a gas-fired AGA, integrated wine fridge, and high-end finishes — all of which are included in the sale. A utility area is conveniently located off the main space. The entire area benefits from underfloor heating, providing comfort and warmth throughout.

A separate formal lounge offers a more traditional space to relax, complete with a striking feature fireplace and large windows framing picturesque views over the South Inch Park.

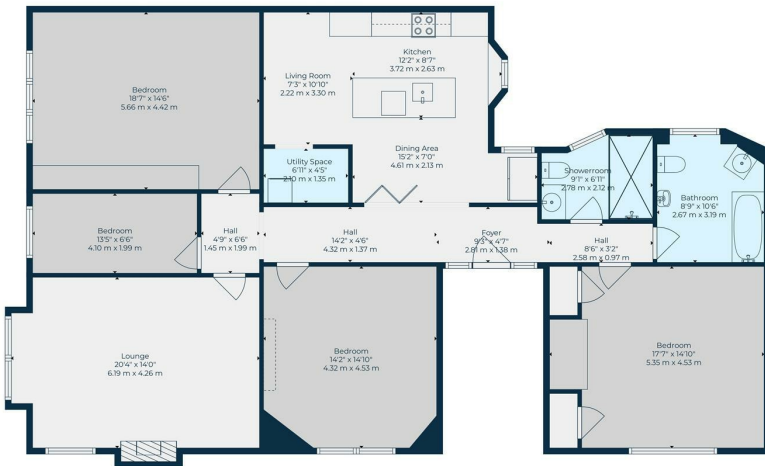
Accommodation includes four generously sized bedrooms, a stylish shower room, and a contemporary family bathroom — ideal for families or those who enjoy entertaining guests.

The property also boasts a built-in Sonos sound system in both the kitchen and lounge, perfect for creating ambiance throughout.

Residents enjoy the convenience of a communal lift serving all floors. Parking is available to the rear of the property, and a residents' parking permit is also obtainable.

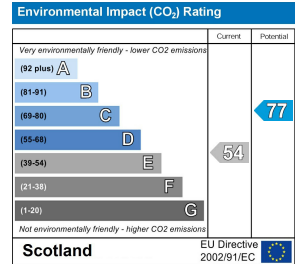
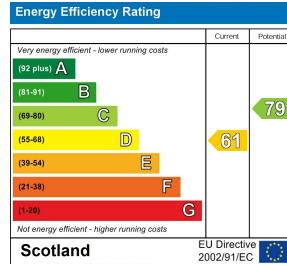
Furniture could be included with separate negotiations.

- 4 spacious bedrooms
- 2 bathrooms
- 2 reception rooms
- Convenient Perth location
- Ideal for families
- Close to local amenities
- Easy access to transport
- Viewing recommended
- Stunning views



1 KING JAMES PLACE, PERTH, PH2 8AE

TOTAL: 1773 sq. ft. 165 m2
 FLOOR 1: 1773 sq. ft. 165 m2
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft. 0.8 m2, WALLS: 111 sq. ft. 10 m2
 All Measurements Are Approximate And For Display Purposes Only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.