

**Melrose**

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## 42 James Murray Apartments

Muirhall Road, Perth, PH2 7BJ

**Guide Price £155,000**



Beautifully refurbished two-bedroom apartment in a prime Perth location. Situated within the sought-after James Murray Apartments on Muirhall Road, Perth, this stunning ground floor, two-bedroom & two bathroom apartment offers stylish contemporary living in an excellent location. Recently renovated to an exceptional standard, the property features a fresh, modern interior with high-quality finishes throughout, creating a bright and welcoming home ready to move straight into. The apartment combines comfort and practicality with elegant design, making it an ideal choice for first-time buyers, professionals, downsizers, or investors seeking a turnkey opportunity. Outside there is an advantage of private residential parking and well maintained communal grounds. Conveniently positioned close to local amenities, transport links and Perth city centre, this impressive property offers the perfect blend of modern living and everyday convenience.



# 42 James Murray Apartments

Muirhall Road, Perth, PH2 7BJ

**Guide Price £155,000**

Accommodation:  
Open Plan Kitchen/Living Room  
Master Bedroom with En-Suite  
Second Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Private Entrance  
Communal Grounds  
Residents Parking



### Location

Ideally positioned close to local shops, amenities, and excellent transport links, and just a short distance from Perth city centre, this superb apartment offers the perfect blend of comfort, style, and convenience. A fantastic opportunity for first-time buyers, professionals, or investors seeking a beautifully upgraded property in a prime Perth location. Early viewing is highly recommended to fully appreciate everything on offer here at James Murray Apartments, Muirhall Road.

### Factor Charge

A factor charge of £100 per month is levied for the up - keep of grounds, maintenance, buildings insurance, window cleaning and maintenance of communal grounds.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

### Services

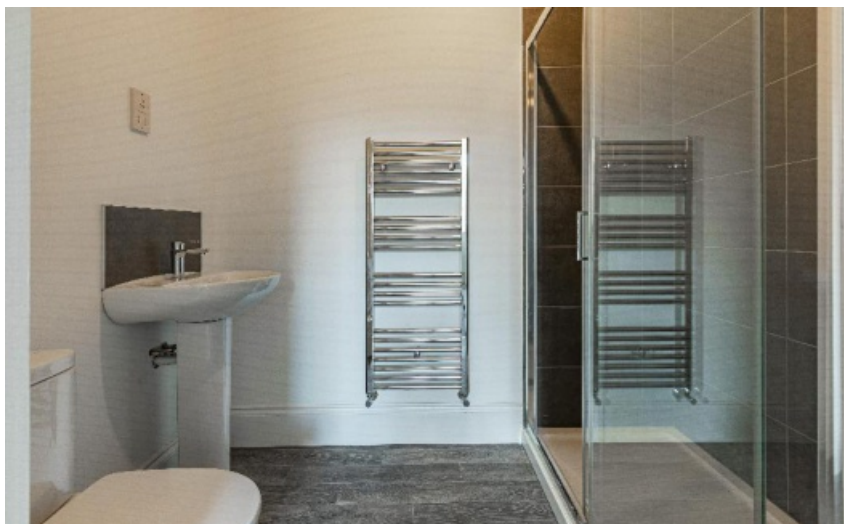
Mains drainage, water, electricity and gas. Double Glazing. Gas Central Heating.

### Viewings

By appointment with the Selling Agent

### Entry

By mutual agreement



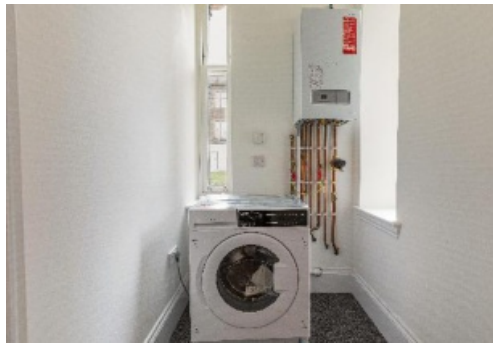
Interested in this property?  
**Call 01896 822796**

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Melrose, TD6 9PQ  
Phone: 01896 822796  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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|             |                       |
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| Tranent,    | Tel 01875 611211      |



**Apartment 2, 42 James Murray Apartments, Muirhall Road, Perth, PH2 7BJ**

Approximate Gross Internal Floor Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.