

Simple Approach



**James Murray Apartments Muirhall Road, Perth**

**PH2 7FP**

**Offers over £170,000**

## James Murray Apartments Muirhall Road, Perth, PH2 7FP

Beautifully refurbished and tastefully finished, this two-bedroom upper-floor apartment within the James Murray Apartments on Muirhall Road, Perth, offers stylish modern living in a sought-after location. Renovated to an exceptional standard, the property showcases a bright and spacious lounge, a modern fitted kitchen with sleek cabinetry and quality appliances, and two generous double bedrooms, including a master with a contemporary ensuite bathroom. A further modern shower room adds excellent convenience for guests or family.

The apartment has been finished in a fresh, neutral style throughout, creating a warm and inviting home that is ready to move into. Additional benefits include secure entry, residents' parking, and well-maintained communal areas. Perfectly situated close to local shops, amenities, and transport links, and only a short distance from Perth city centre, this apartment offers the ideal blend of comfort, style, and convenience. A fantastic choice for first-time buyers, professionals, or investors seeking a beautifully upgraded property in a prime Perth location. Viewing is essential to appreciate all that is on offer here at James Murray Apartments, Muirhall Road.

### Lounge

16'6" x 12'0" (5.05 x 3.68)

### Kitchen

12'7" x 7'5" (3.85 x 2.28)

### Master Bedroom

19'11" x 15'8" (6.08 x 4.78)

### Ensuite Bathroom

11'3" x 5'1" (3.45 x 1.56)

### Bedroom Two

9'7" x 14'4" (2.93 x 4.39)

### Shower Room

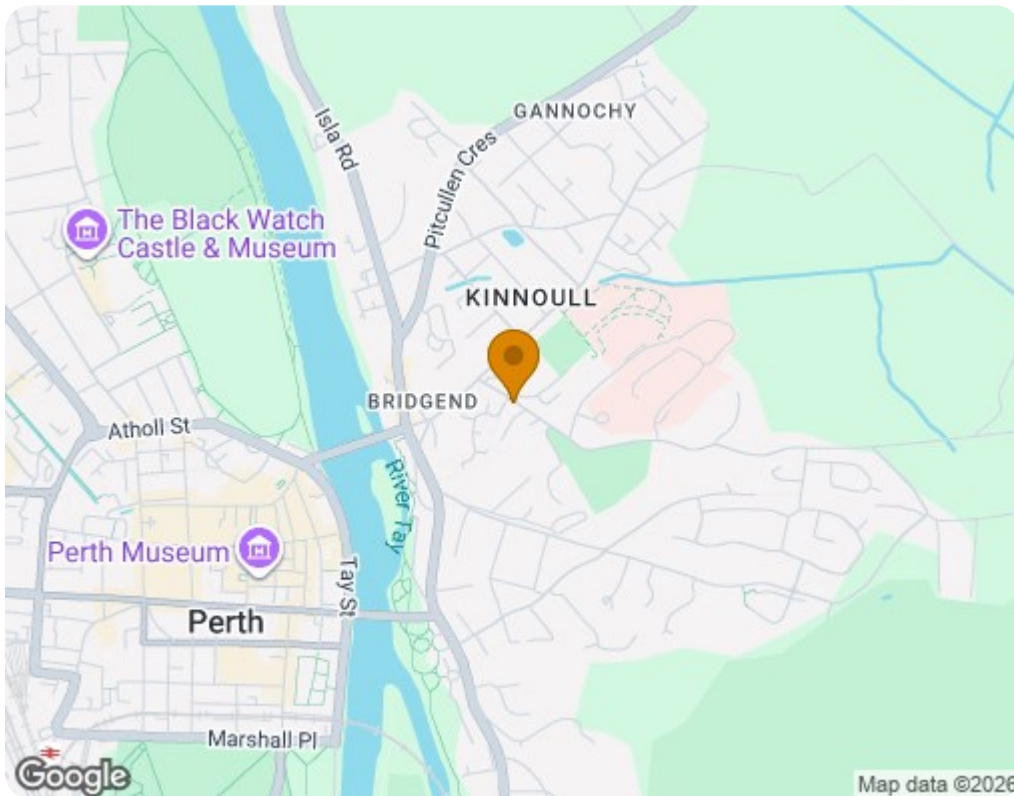
3'3" x 6'6" (1.00 x 1.99)






- Newly Refurbished Apartment
- Gas Central Heating And Double Glazing
- Modern Fitted Kitchen With Built In Appliances
- Two Generous Bedrooms
- Residential Parking
- Highly Desirable Location
- Master Ensuite Bathroom
- Ample Living Space Throughout
- Contact our mortgage team today to discuss your options!





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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