

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

Available February 2026 is this recently converted two bedroom ground floor apartment ideally located for Perth city centre. The accommodation includes two double bedrooms the master with ensuite, an open plan living/dining room and kitchen complete with a range of integrated appliances.

Council tax band - E

EPC - C

LL Reg - 1582247/355/03052

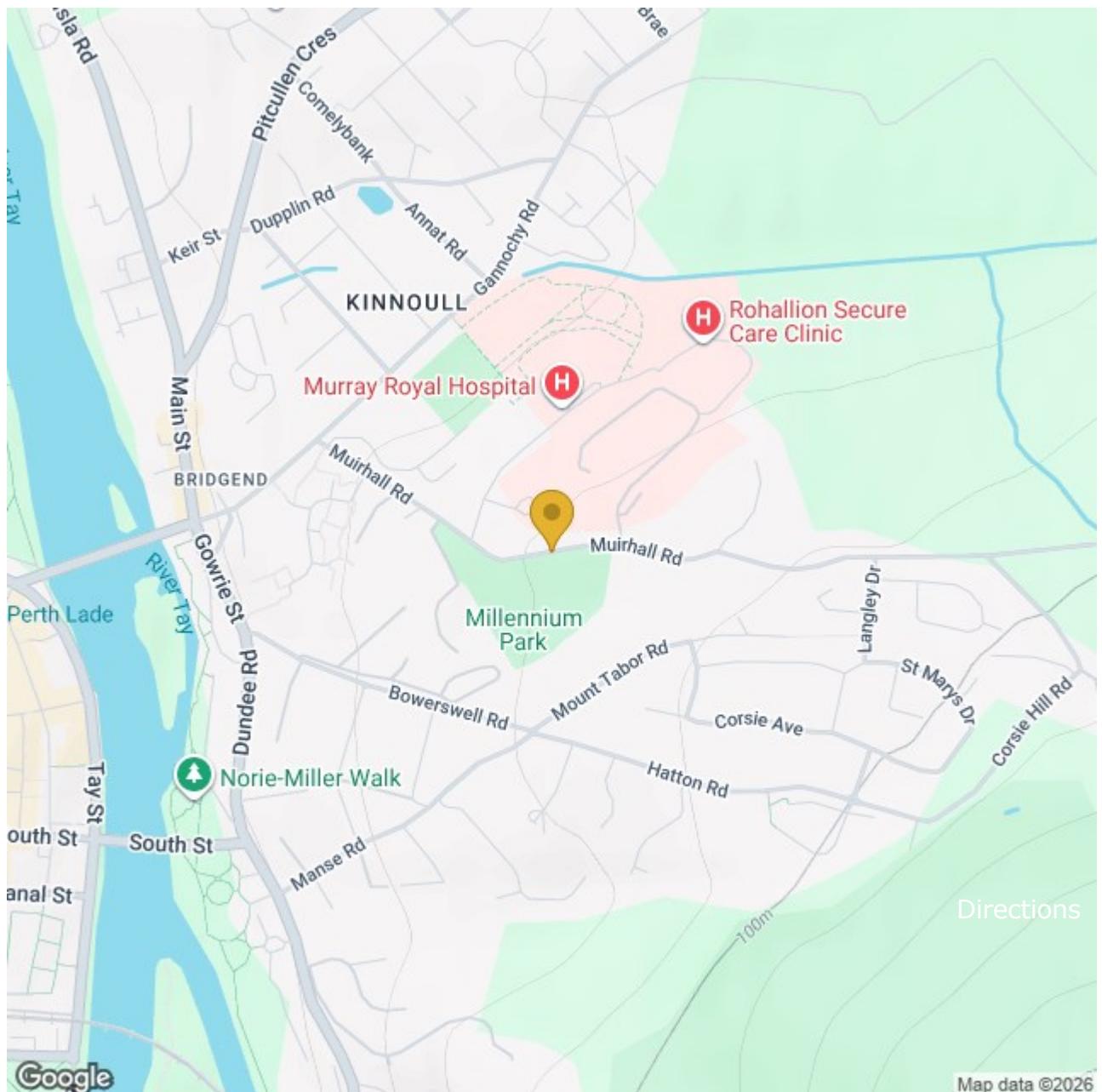
The photos shown in this advert contain are a combination of photos of similar properties in the development and may not be of the actual apartment.

We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited. Under section 21 of the Estate Agents Act 1979

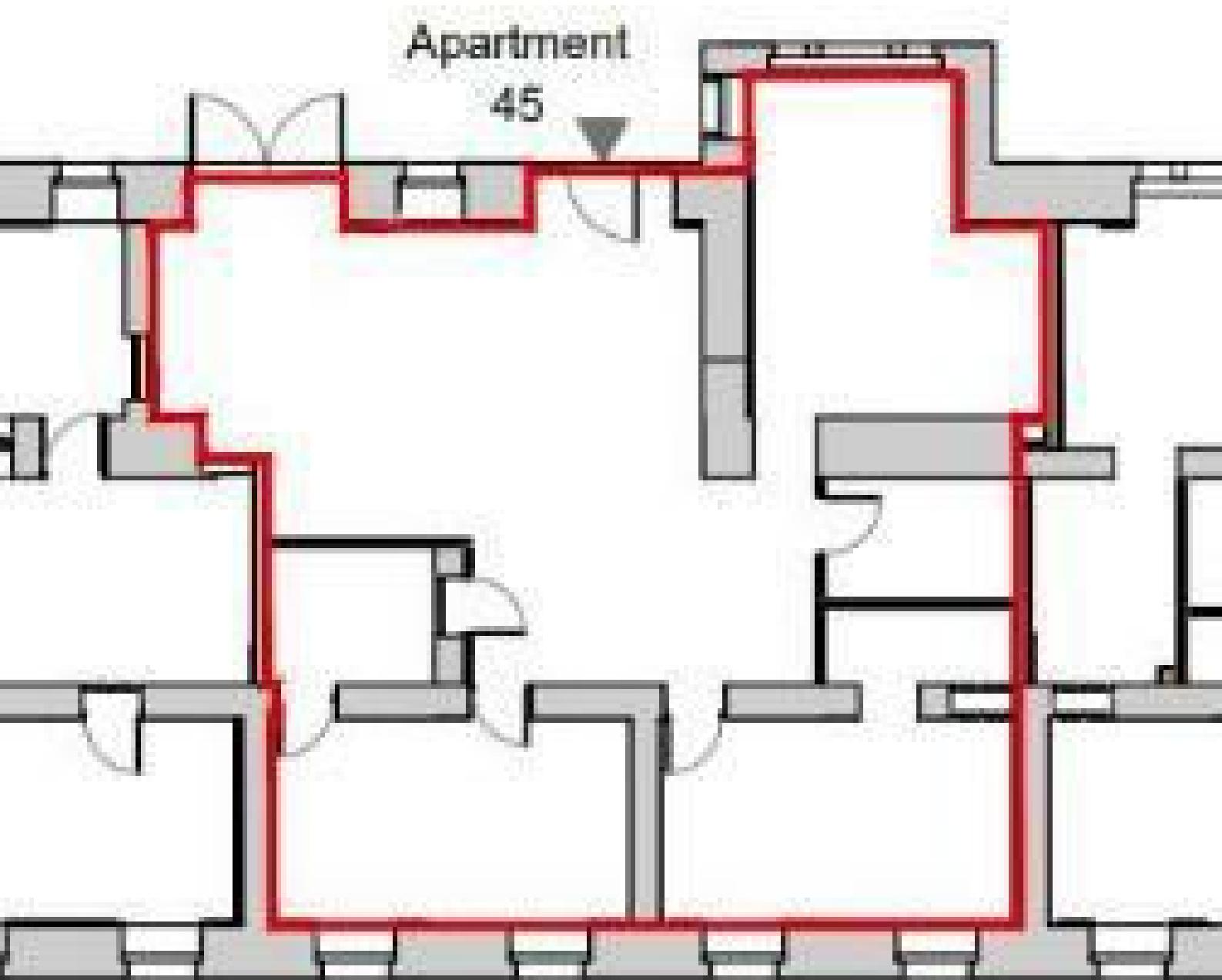
**Tenant Fees: page 4 - Council Tax Band: E**

# Muirhall Road

Perth, PH2 7FP







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. Interested parties 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.

### Tenant Fees:

**Holding deposit is one week's rent**

Tenancy deposit is five weeks' rent.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92-99) <b>A</b>			
(81-91) <b>B</b>			
(89-88) <b>C</b>			
(55-66) <b>D</b>	80	80	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-99) <b>A</b>			
(81-91) <b>B</b>			
(89-88) <b>C</b>			
(55-66) <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			

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