



3c James Street, Perth, PH2 8LZ  
Offers over £85,000

 2  1  1  C



- Home report value £105,000
- Bright open-plan lounge and kitchen
- Contemporary shower room with glass enclosure
- Shared rear courtyard and outdoor storage
- Walking distance to Perth city centre
- Attractive first-floor flat in traditional stone building
- Two well-proportioned bedrooms
- Neutrally decorated, move-in ready condition
- On-street parking available
- Excellent transport links and local amenities nearby

This charming two-bedroom first-floor flat is located on James Street, offering a superb opportunity for first-time buyers, downsizers, or investors alike. Set within a traditional stone-built building, the property combines period character with modern updates, creating a practical and inviting home.

The accommodation comprises a bright open-plan lounge and kitchen area, featuring modern white units, contrasting worktops and tiled splashbacks. The living space provides plenty of room for both seating and dining, making it a comfortable hub of the home. There are two well-proportioned bedrooms, both neutrally decorated and ready for personal touches. The larger of the two bedrooms benefits from an en-suite shower room. Completing the layout is a bathroom, finished with a white suite. Externally, residents enjoy access to a shared rear courtyard, along with practical outdoor storage. On-street parking is available to the front. Ideally situated, the flat is just a short walk from Perth city centre, with its wide range of shops, cafes, bars, and restaurants. Excellent transport links, including the nearby train and bus stations, make commuting straightforward, while riverside walks and green spaces are also close at hand. A fantastic, low-maintenance home in a convenient location, ready to move into and enjoy.

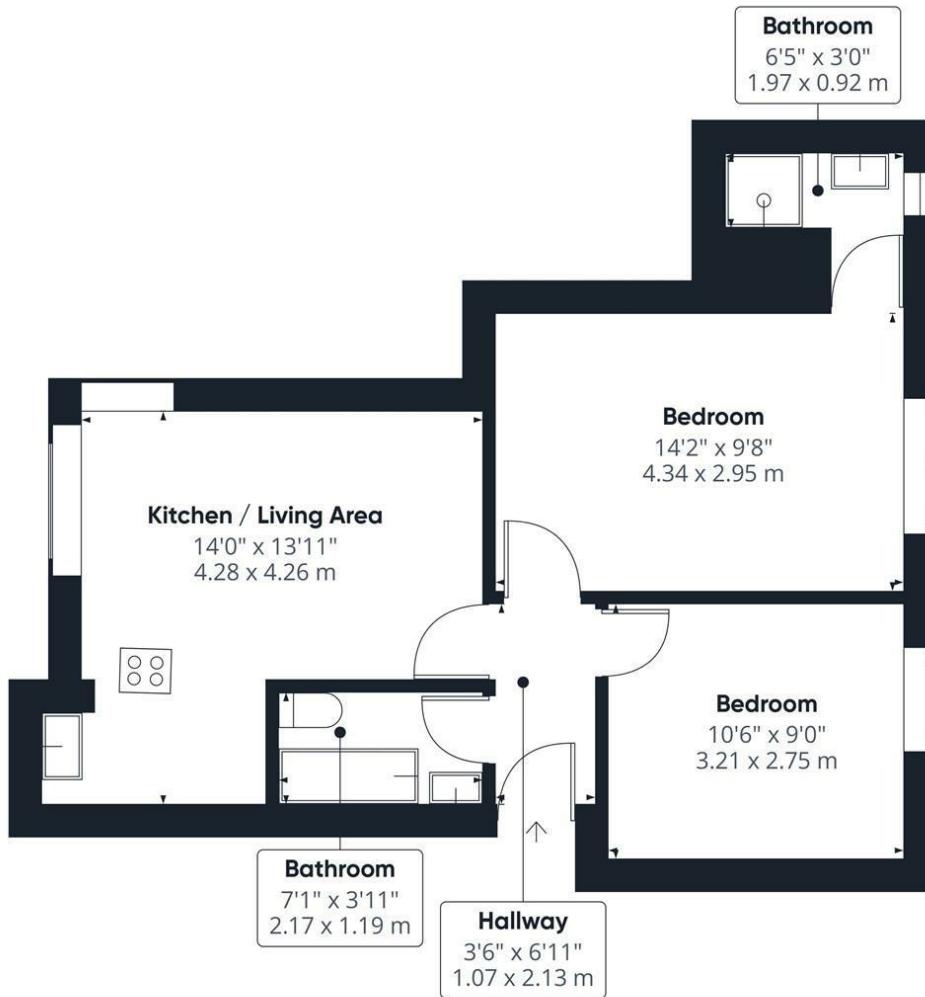




## Location

James Street is a central and well-connected location in the heart of Perth. Residents benefit from being within walking distance of the city centre, offering a wide variety of shops, supermarkets, cafes, bars, and restaurants. Cultural attractions such as Perth Theatre, Perth Concert Hall, and the River Tay are also nearby. Excellent transport links are a key advantage, with Perth Train and Bus Stations providing convenient travel across Scotland. The area also offers local schools, leisure facilities, and green spaces, making it suitable for a range of buyers. James Street combines convenience with a vibrant urban lifestyle.



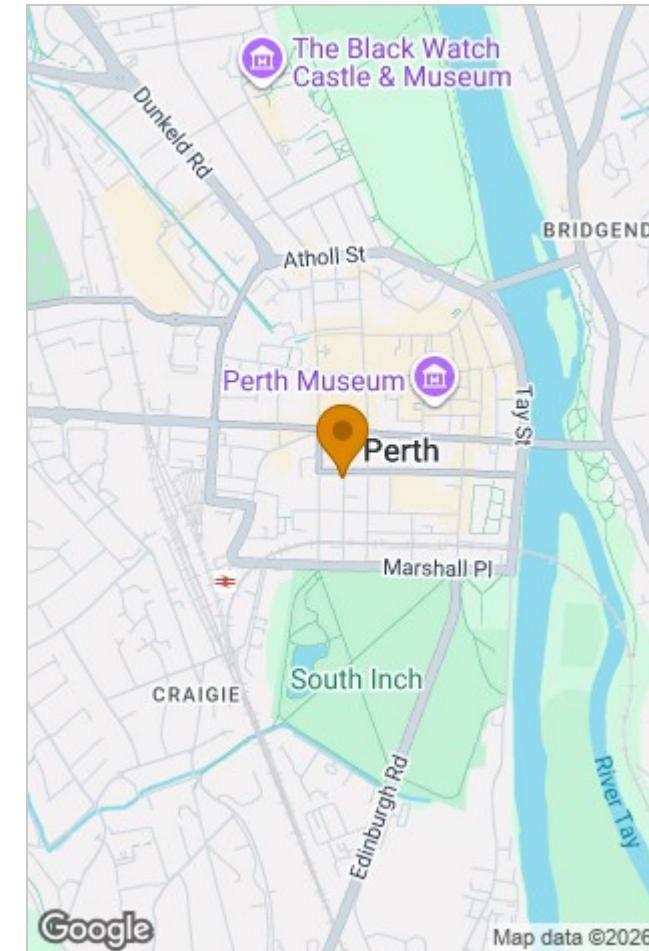


Approximate total area<sup>(1)</sup>  
495 ft<sup>2</sup>  
45.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
Scotland		EU Directive 2002/91/EC		Scotland	

## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Inveralmond Business Centre 6 Auld Bond Road, Perth, Perthshire, PH1 3FX

T. 01738 260 035 | [hello@wearepossible.co.uk](mailto:hello@wearepossible.co.uk)

[wearepossible.co.uk](http://wearepossible.co.uk)

