



## 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



Premier Properties  
Perth

### 1 KING JAMES PLACE, PERTH, PH2 8AE

TOTAL: 1773 sq. ft, 165 m<sup>2</sup>  
FLOOR 1: 1773 sq. ft, 165 m<sup>2</sup>  
EXCLUDED AREAS: FIREPLACE: 6 sq. ft, 1 m<sup>2</sup>, WALLS: 111 sq. ft, 10 m<sup>2</sup>

All Measurements Are Approximate And For Display Purposes Only



Energy Efficiency Rating	
Very energy efficient - lower running costs (F2 plus)	A
(B1-B1)	B
(B9-B0)	C
(S5-S4)	D
(S9-S4)	E
(Z1-Z8)	F
(T1-T8)	G
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (F2 plus)	A
(B1-B1)	B
(B9-B0)	C
(S5-S4)	D
(S9-S4)	E
(Z1-Z8)	F
(T1-T8)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland	EU Directive 2002/91/EC



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