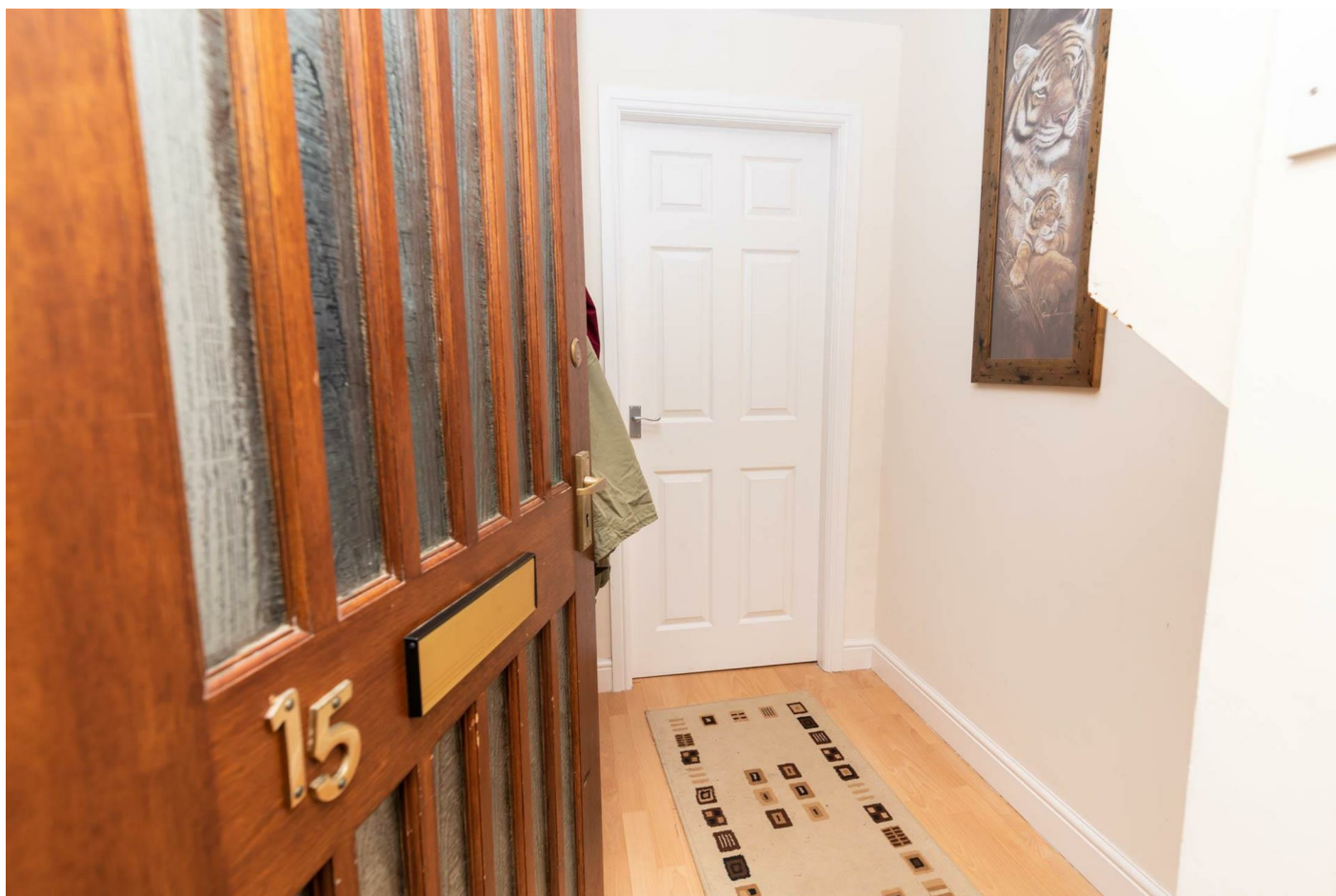


Simple Approach



**15 Jura Street, Perth
Perthshire PH1 3AR**

Offers over £79,950

Simple Approach are pleased to bring to the market this modern two bedroom top floor apartment in the highly sought-after area of North Muirton. This spacious home comprises a bright and welcoming lounge boasting stunning views through a large picture window, fully fitted kitchen with ample storage, two spacious double bedrooms, the master bedroom boasting the space you would expect for being the main bedroom in the property, a large family bathroom and a further dining area/large storage cupboard, offering all the space needed by any first time buyer or growing family. This property is ideally placed to take advantage of amenities found in the City Centre situated just minutes away via car or via the regular bus route nearby, as well as to amenities closer afield such as local shops, post office, a major supermarket and reputable schooling. Viewing is absolutely essential to appreciate full package on offer, as well as the move-in condition, lovely views and idyllic location.

Lounge

11'5" x 15'7" (3.48 x 4.76)

Dining Kitchen

12'0" x 15'6" (3.66 x 4.73)

Vestibule

5'7" x 4'11" (1.71 x 1.51)

Master Bedroom

12'0" x 11'0" (3.67 x 3.36)

Bedroom 2

11'4" x 10'11" (3.46 x 3.34)

Bathroom

8'7" x 6'9" (2.62 x 2.08)

External

There is residential parking to the property and the

surrounding grounds are maintained by Perth & Kinross Council.

Location

This property could not be better situated for its locality to nearby amenities such as a shop, a reputable primary school, The Grammar School and St. Johns to name just a few. There are regular bus routes that come within walking distance of this property for quick access to and from Perth City Centre and the Inveralmond Roundabout is just a few minutes drive away for quick routes into Inverness, Edinburgh, Dundee and the Central Belt, ideal for the commuter.

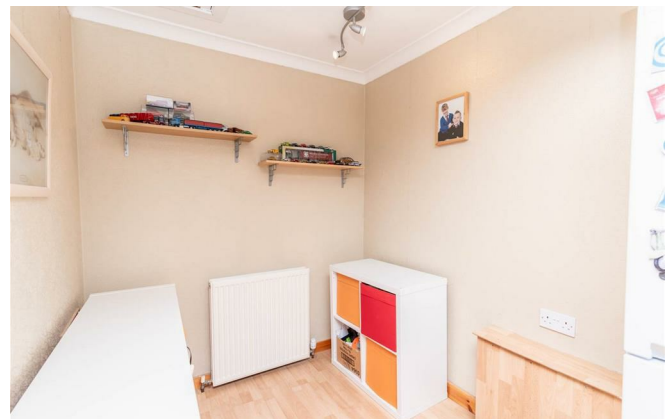


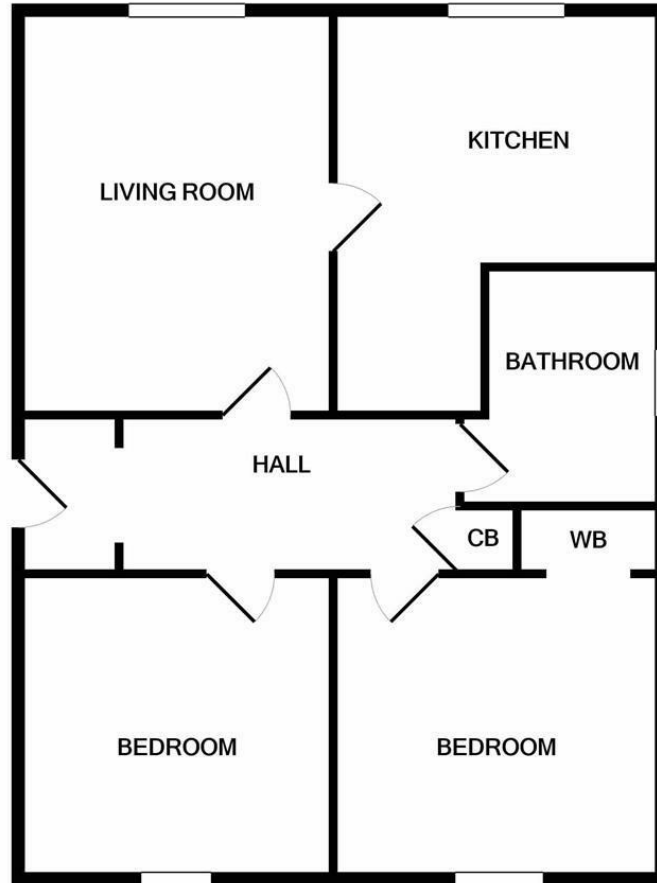


- Well Presented
- Spacious Accommodation Throughout
- MUST VIEW

- Great Views
- Great First Time Buy

- Large Kitchen/Dining Area
- Close To All Local Amenities





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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	