

Simple Approach



38A James Street, Perth
Perthshire PH2 8LZ

Offers over £75,000

Simple Approach are delighted to welcome this immaculately presented one bedroom flat on James Street to the residential market. Set on the outskirts of Perth City Centre and all the amenities and leisure facility within it. Boasting sought-after features such as on street parking with permits available from the council, double glazing, spacious accommodation and a private garden meaning this property is suitable for a range of purchasers such as buy to let investors and first time buyers. With a good sized double bedroom and a fresh shower room. Viewing is absolutely essential in order to appreciate the property on offer.

Living Room

14'9" x 12'1" (4.5 x 3.7)

Shower Room

7'10" x 4'3" (2.4 x 1.3)

Kitchen

9'10" x 7'2" (3.0 x 2.2)

Bedroom

12'5" x 8'2" (3.8 x 2.5)

Location

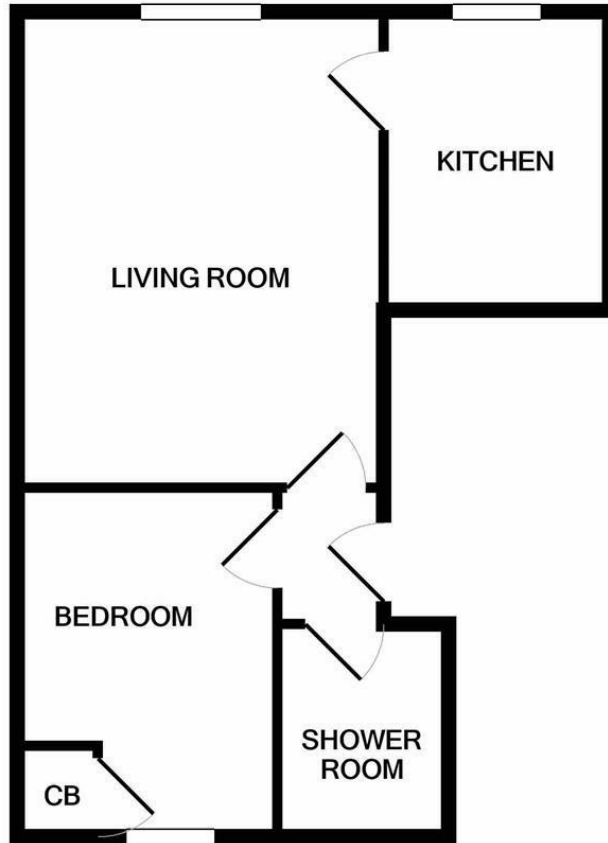
James Street is a perfect location for a wide range of buyers. 5 Minutes from the railway station, Less than 5 minutes away from the City centre and the South inch is only moments away.





- Presentable First Floor Flat
- Close to All Local Amenities
- New Shower Room
- Gas Central Heating & Part Double G;azed
- 5-10 Minutes Away From City Centre
- New Carpets throughout





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	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	74	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		