

Simple Approach



Estate Agents



**15 James Street, Perth  
Perthshire PH2 8LZ**

**Offers over £164,950**

Simple Approach are delighted to bring to the market this stunning four bedroom House situated on the outskirts of the City Centre of Perth. This modern property comes to the market in immaculate condition throughout, having been kept to the highest standard by the present owner. This fantastic Property comprises of a modern and versatile open-plan kitchen, spacious lounge space, four spacious double bedrooms and a separate stylish shower room. Boasting sought-after features such as gas central heating, double glazing and ample on-street parking with permits available from the P&K Council and with all of Perth's City Centre amenities just seconds from the doorstep, this property is the ideal purchase for any first time buyer or a young growing family looking for a move-in condition property in a central location. This property is just a few minutes walk away from the City Centre, Train & Bus Stations and The South Inch Park making life really easy to get around.

### Lounge

Viewing is absolutely essential to appreciate the overall package on offer.

### Kitchen

7'0" x 16'5" (2.15 x 5.02)

### Master Bedroom

12'0" x 9'8" (3.67 x 2.97)

### Bedroom 2

13'1" x 8'2" (3.99 x 2.51)

### Bedroom 3

8'7" x 8'4" (2.64 x 2.55)

### Bedroom 4

9'4" x 10'11" (2.86 x 3.34)

### Shower Room

7'0" x 8'6" (2.15 x 2.61)

### Location

This property benefits from being within seconds of all High Street shopping with Perth Bus & Train Station situated just minutes away, ideal for the commuter. There is easy access to the motorway networks in every direction from the centre of Perth leading to the larger cities of Dundee, Stirling, Edinburgh and Glasgow.

Perth City Centre offers a wide range of nearby amenities such as a variety of shops, restaurants, bars and leisure facilities to name just a few, making this property the perfect purchase for those looking to be on the outskirts of a vibrant centre without compromising the benefits of a peaceful area.





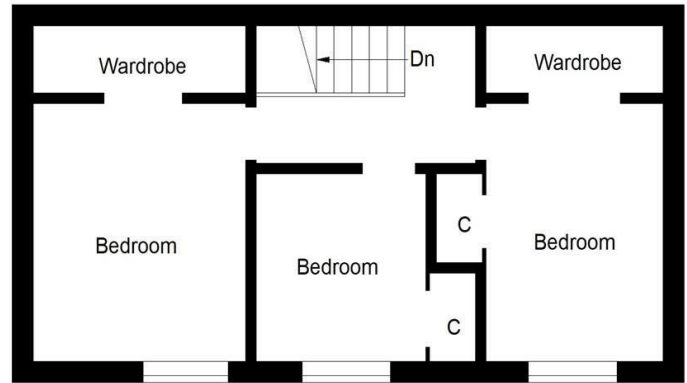


- Move In Immaculate Condition
- On Street Parking
- Quiet City Centre Location
- Ideal For A Growing Family Or A First Time Buyer
- Close To All Amenities





Ground Floor



First Floor



| Energy Efficiency Rating  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>  |           | <b>87</b> |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  | <b>74</b> |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not energy efficient - higher running costs                     |           |           |
| EU Directive 2002/91/EC   |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           | <b>85</b> |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  | <b>73</b> |           |
| (55-68) <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 |           |           |
| EU Directive 2002/91/EC   |           |           |