

Simple Approach



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

Offers over £89,950

***** CLOSING DATE SET 2nd February 12 NOON *****

Simple Approach are delighted to bring to the market this two bedroom flat situated on the outskirts of the City Centre of Perth. This property comes to the market in move-in condition throughout and comprises a modern and versatile open-plan kitchen/diner, large lounge space, two spacious double bedrooms and a separate 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.

Kitchen

14'0" x 11'2" (4.27 x 3.41)

Livingroom

14'4" x 11'8" (4.39 x 3.56)

Bathroom

4'9" x 7'5" (1.47 x 2.28)

Bedroom 1

11'2" x 8'9" (3.41 x 2.67)

Bedroom 2

11'7" x 12'4" (3.54 x 3.78)

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.





- 2 Double Bedroom Flat
- Gas Central Heating and Double Glazing
- Close To All Local Amenities
- Great Location
- Ideal Purchase For A First Time Buyers
- ***** CLOSING DATE SET 2nd February 12 NOON *****
- Ample On Street Parking Available
- Open Plan Kitchen Diner





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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	79
(55-68) D		
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