

Simple Approach



11B James Street, Perth  
PH2 8LZ

Offers over £89,950

Situated in a highly sought-after city centre location, this spacious maisonette flat on James Street, Perth offers an excellent opportunity for first-time buyers, investors, or small families looking for a well-located home with great potential.

The property features a bright and welcoming lounge, providing a comfortable space to relax and entertain while benefiting from plenty of natural light. The kitchen offers a practical layout with ample space for everyday cooking and dining.

There are two well-proportioned bedrooms, both offering flexible accommodation suitable for sleeping space, a guest room, or even a home office. The property is further complemented by a bathroom, completing the internal accommodation.

Externally, on-street parking is available via a residential permit from Perth and Kinross Council, offering convenient parking for residents in this central area.

Located in the heart of Perth, the property enjoys immediate access to a wide range of local amenities including shops, cafes, restaurants, leisure facilities, and excellent transport links, making everyday living both convenient and enjoyable.

Offering space, convenience, and a fantastic central location, this maisonette flat presents a great opportunity for a variety of buyers looking to secure a home within the city.

### Lounge

9'11" x 12'8" (3.04 x 3.87)

### Kitchen

8'0" x 11'10" (2.44 x 3.61)

### Bathroom

6'2" x 7'3" (1.89 x 2.23)

### Bedroom One

11'8" x 14'4" (3.56 x 4.37)

### Bedroom Two

10'0" x 12'7" (3.05 x 3.85)





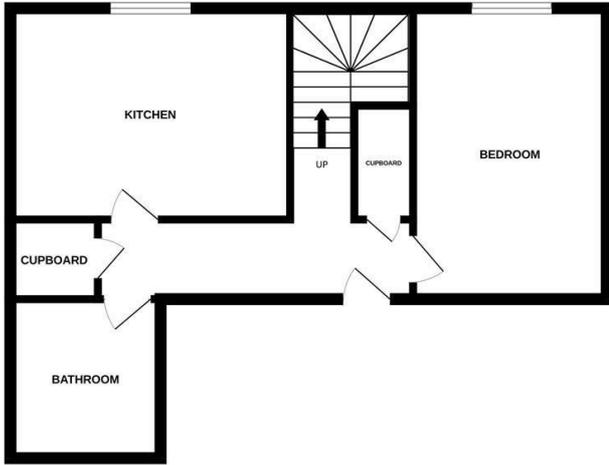
- Maisonette Flat
- Spacious Accommodation Throughout
- Do You Need A Mortgage Appointment Quickly? Call Simple Approach Mortgages Today!

- Two Generous Bedrooms
- Electric Heating
- This Property Has Two Electric Meters One for the Heating and One For All The Other Electricals In The Property, Three Of The Storage Heaters In The Property No Longer Work And Will Need To Be Replaced.

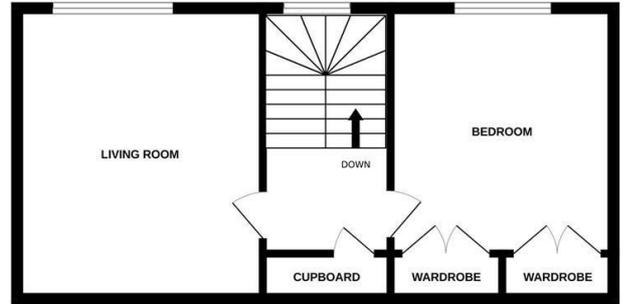
- City Centre Location
- Full Double Glazing



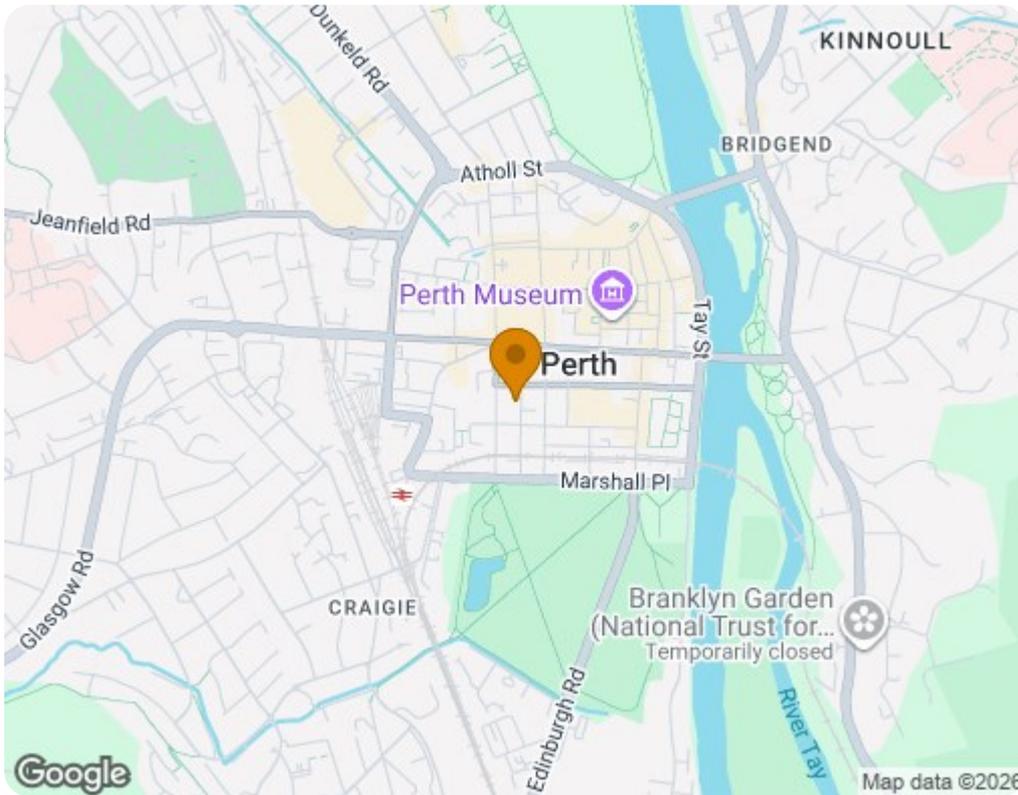
FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(55-68) D			68
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	