

Simple Approach



**James Murray Apartments Muirhall Road, Perth
PH2 7FP**

Offers over £159,950

This beautifully refurbished ground floor apartment within the sought-after James Murray Apartments, located on Muirhall Road, offers stylish, spacious accommodation presented in true walk-in condition throughout.

The property has been finished to an exceptional standard, combining modern design with comfort and practicality. Upon entering, you are welcomed into a bright and generously proportioned lounge, flooded with natural light and offering ample space for both relaxing and dining. The contemporary kitchen has been thoughtfully designed with sleek cabinetry and quality fittings, creating a functional yet attractive space ideal for everyday living.

There are two generous bedrooms, both beautifully presented and offering excellent storage potential, making the apartment perfectly suited to a range of buyers. The stylish bathroom is finished to a high standard and features a shower over bath facility, providing both convenience and versatility.

Additional benefits include secure entry to the building, residents' parking, and well-maintained communal areas, ensuring a safe and pleasant living environment.

Ideally positioned close to local shops, amenities, and excellent transport links, and just a short distance from Perth city centre, this superb apartment offers the perfect blend of comfort, style, and convenience.

A fantastic opportunity for first-time buyers, professionals, or investors seeking a beautifully upgraded property in a prime Perth location. Early viewing is highly recommended to fully appreciate everything on offer here at James Murray Apartments, Muirhall Road.

Kitchen

12'8" x 6'0" (3.88 x 1.85)

Bedroom One

12'1" x 10'1" (3.70 x 3.08)

Bedroom Two

14'3" x 10'8" (4.35 x 3.27)

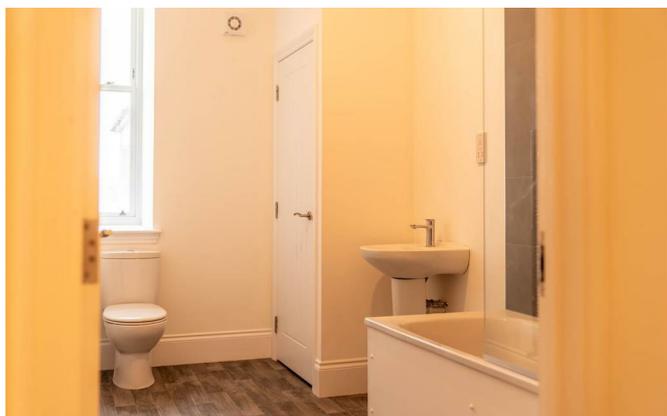
Bathroom

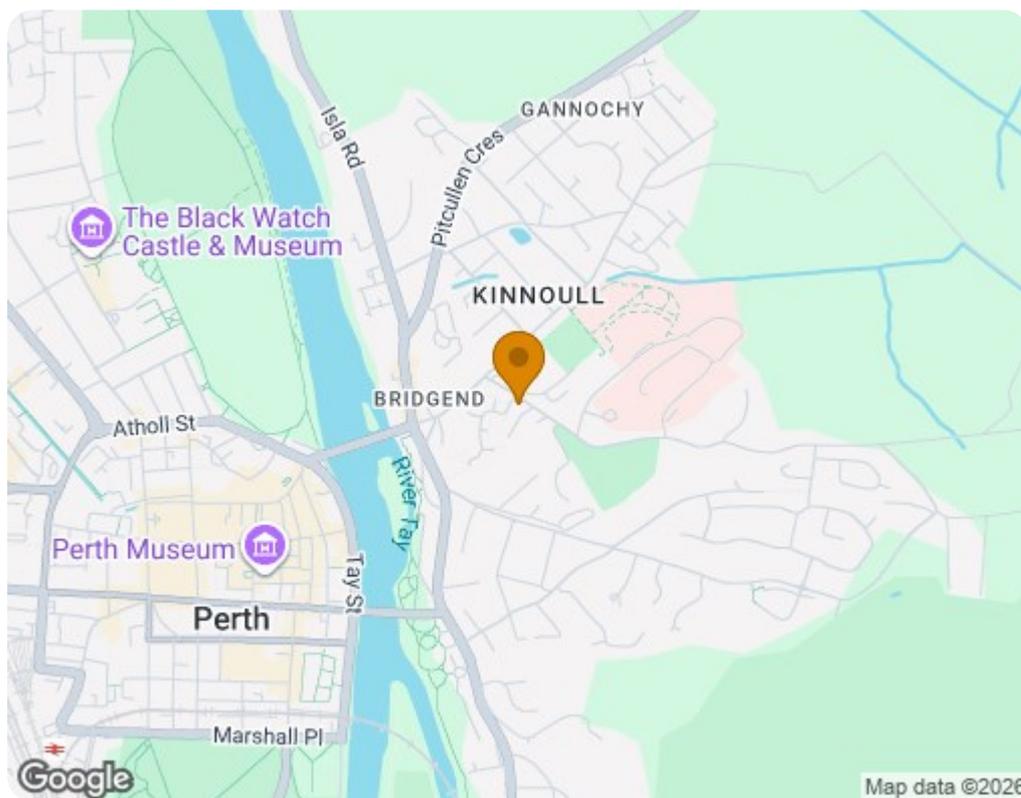
12'2" x 6'4" (3.73 x 1.94)





- Beautifully refurbished ground floor apartment
- Located within the sought-after James Murray Apartments, Muirhall Road £100 Per Month Management Charge
- Finished to an exceptional standard throughout
- Bright and spacious lounge with excellent natural light
- Modern, stylish kitchen with contemporary fittings
- Two generous double bedrooms
- Secure entry system
- Residents' parking available
- Close to local shops, amenities and transport links
- Short distance to Perth city centre





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
Scotland		EU Directive 2002/91/EC 