



**Flat 49 James Murray Apartments, Muirhall Road, Perth
PH2 7BH**

Asking price £224,950

Flat 49 James Murray Apartments, Muirhall Road, Perth, PH2 7BH

Simple Approach are pleased to welcome this beautifully presented apartment, that has been newly renovated to the Perthshire residential sales market. Set within a highly desirable area, this property could not be better situated to take advantage of all local amenities and benefiting from being just a short distance away from Perth City Centre. This stunning property offers contemporary style along with excellent finishes throughout, comprising of; an open plan, fully fitted kitchen / lounge with ample space for dining, two generous bedrooms with a master ensuite and a further chic bathroom. Muirhall Road benefits from gas central heating and double glazing throughout. This property has so much to offer and is the ideal purchase for any small family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area which only viewing will confirm.

*** EXAMPLE PHOTOS ONLY - the apartments may differ from these photographs ***

Lounge / Kitchen

Bedroom One

Ensuite

Bedroom Two

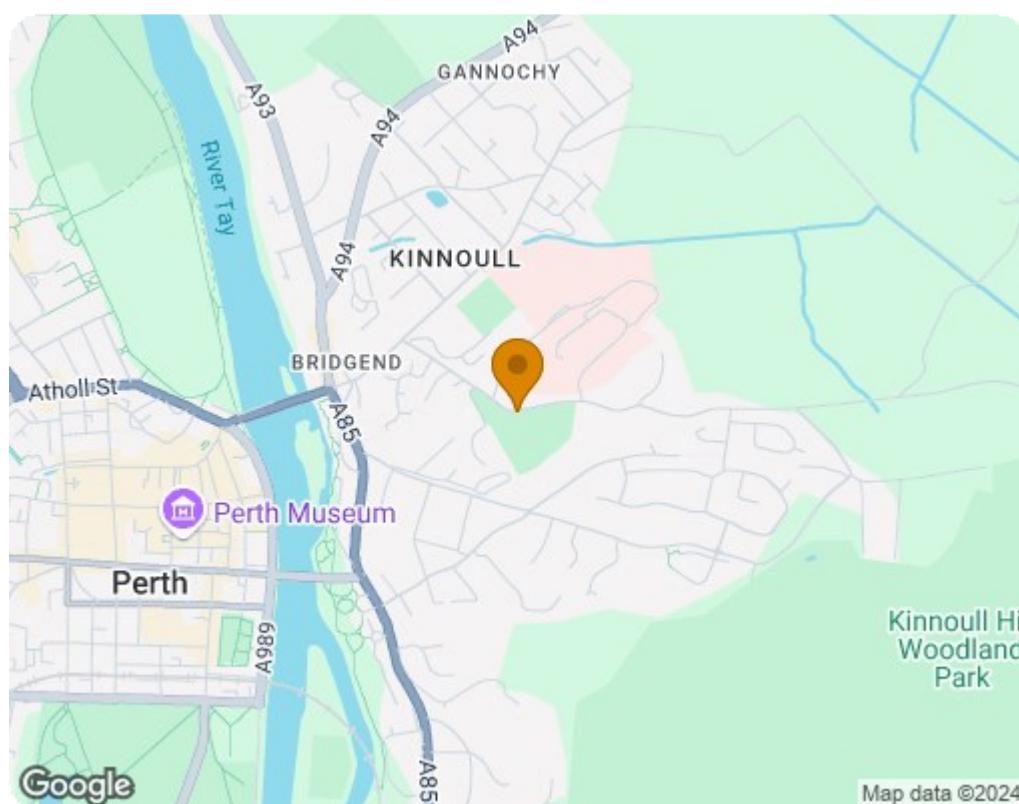
Bathroom





- Newly Refurbished Apartment
- Gas Central Heating & Full Double Glazing
- Checkmate Guarantee 10 Years
- Two Bedrooms (Master Ensuite)
- Highly Sought After Area
- *** EXAMPLE PHOTOS ONLY - the apartments may differ from these photographs ***
- Stylish Interior Throughout
- Residential Parking





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 (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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