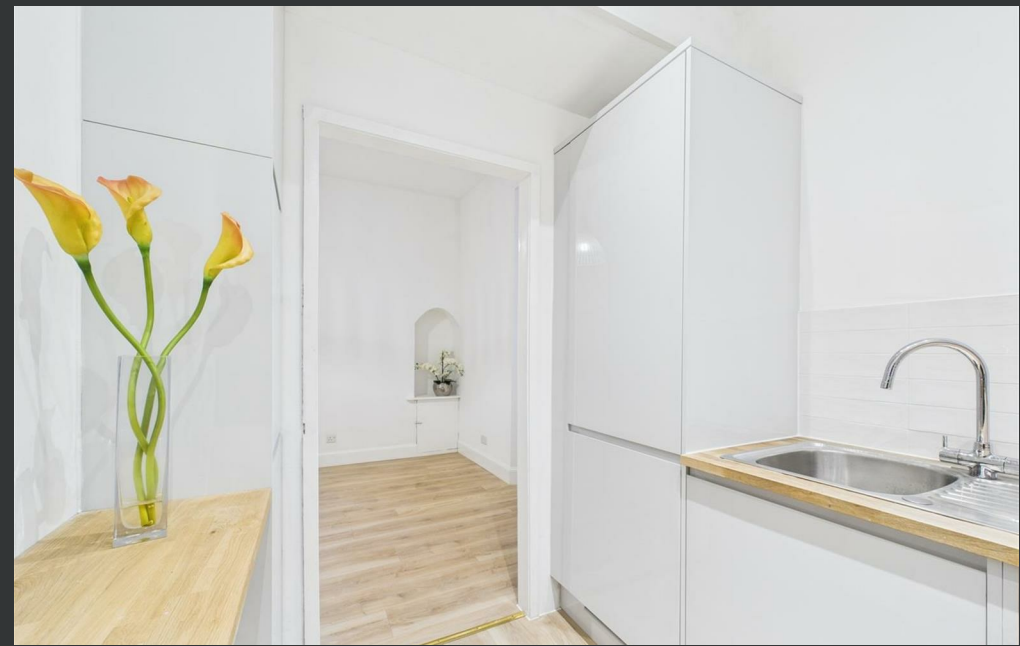
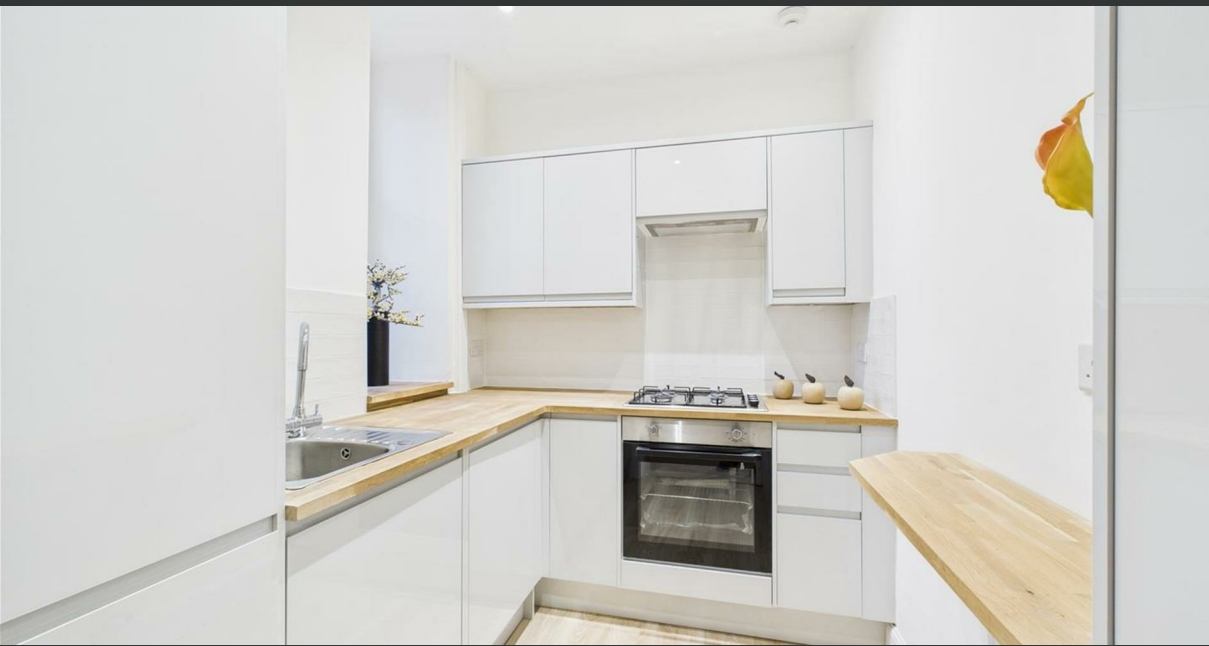




3A James Street, Perth, PH2 8LZ  
Offers over £100,000







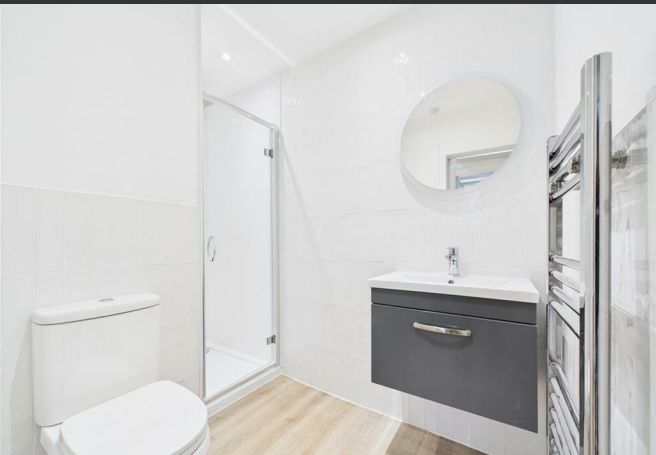
## 3A James Street Perth, PH2 8LZ

- Stylish two-bedroom ground-floor flat
- Contemporary fitted kitchen with integrated appliances
- Modern shower room with chrome fittings
- Gas central heating and double glazing
- On-street parking available
- Recently renovated throughout
- Bright and spacious living room
- Fresh décor and flooring throughout
- Shared courtyard and drying area
- Convenient location close to Perth city centre

This immaculately presented two-bedroom ground-floor flat offers stylish, move-in-ready accommodation in a convenient central location within walking distance of Perth city centre. Freshly renovated to a high standard, the property blends contemporary finishes with practical design, making it an ideal choice for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious living room with modern décor and attractive wood-effect flooring. The newly fitted kitchen features sleek white units, wood-style worktops, and integrated appliances, creating a clean and contemporary space ideal for modern living. There are two well-proportioned bedrooms, both freshly decorated and fitted with new flooring, and a stylish shower room finished with quality tiling and chrome fixtures. The property also benefits from gas central heating, double glazing, and neutral décor throughout. Externally, there is a shared rear courtyard and on-street parking is available to the front. Situated within easy reach of local amenities, shops, and transport links, this beautifully refurbished flat offers superb value in a sought-after, well-connected area of Perth.

Offers over £100,000







## Location

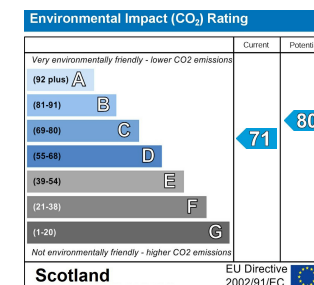
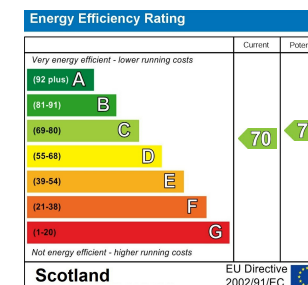
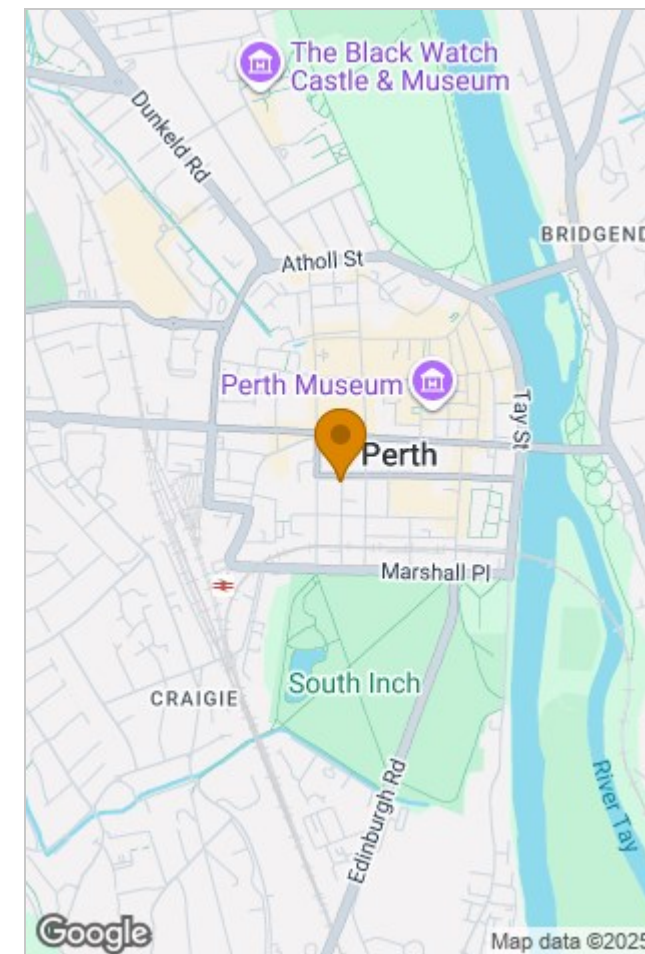
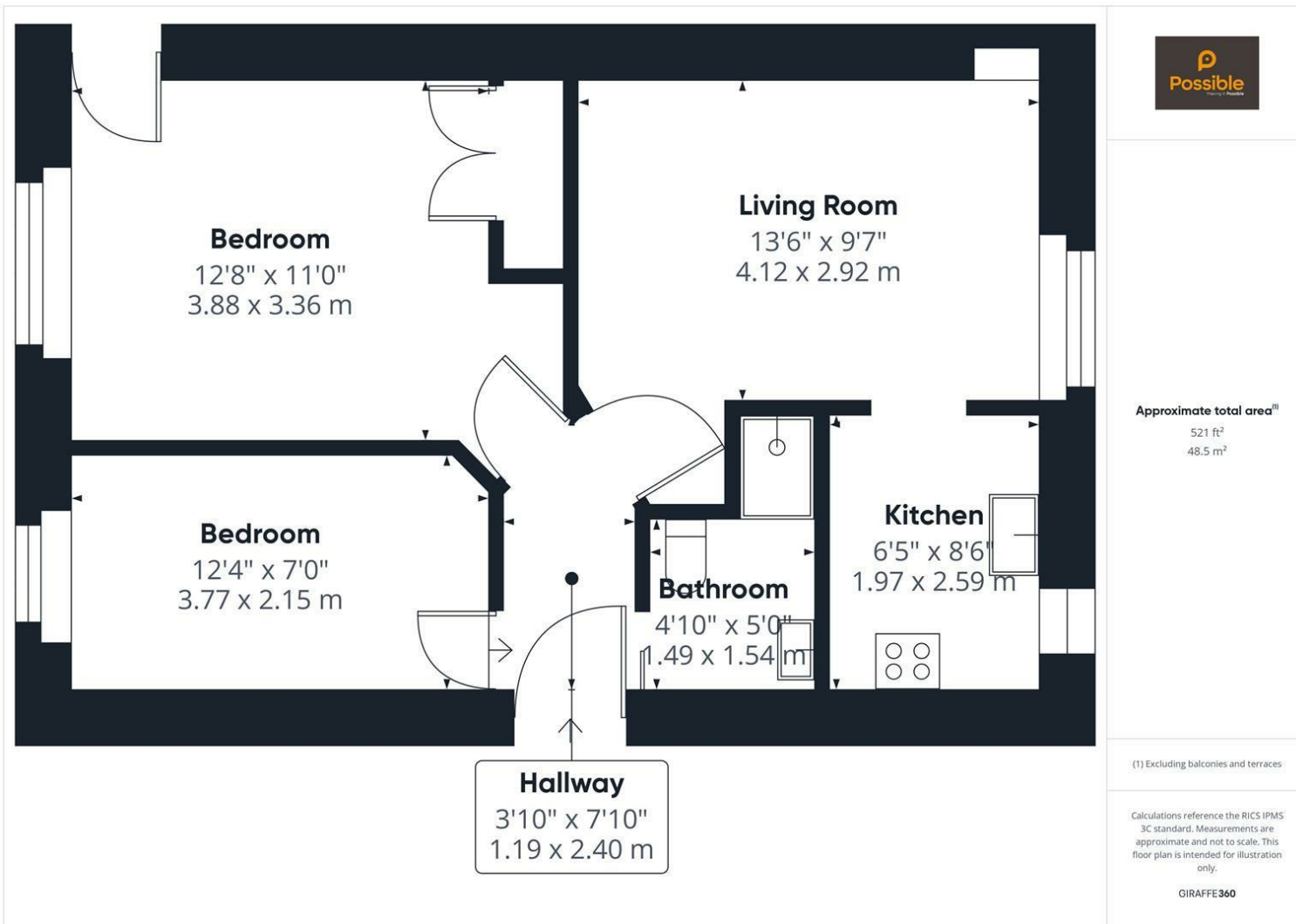
Located on James Street, this property enjoys a prime position just a short walk from Perth city centre. The area offers excellent access to shops, cafes, restaurants, and leisure facilities, including the North Inch parklands and Perth Concert Hall. Regular bus services and the nearby Perth Train Station make commuting easy, while major routes such as the A9 and M90 connect to Dundee, Edinburgh, and beyond. Local schools and amenities are within easy reach, making this a great spot for professionals, first-time buyers, or investors. Combining modern comfort with a central yet quiet setting, this is urban living at its best.











## Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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