



**Premier
Properties**
Perth



24d James Street, Perth, PH2 8LZ

Offers Over £105,000

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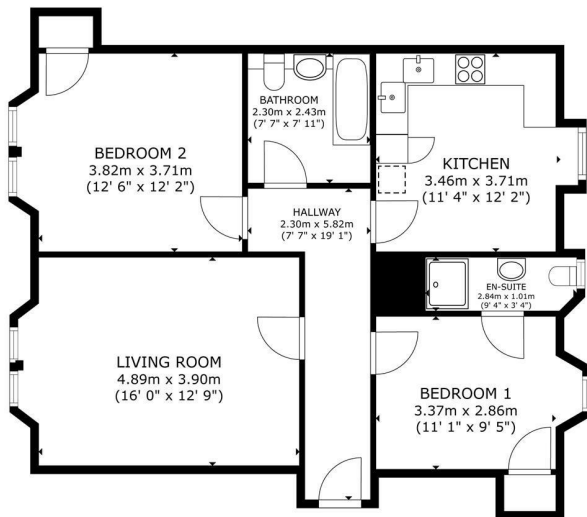
The accommodation features a welcoming entrance hallway, a bright and spacious lounge and a modern kitchen, complete with integrated appliances and ample space for a dining table and chairs. The property further offers two well-proportioned bedrooms - one with ensuite shower room. The family bathroom completes the accommodation.

Additional benefits include gas central heating, double glazing throughout, and ample on-street parking. There is also a communal drying area to the rear of the property.

This fantastic home presents an excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended.

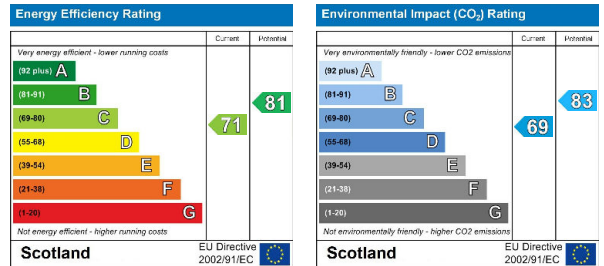
Location- The property has enviable location to all city centre amenities Perth has to offer including a variety of shops, bars, restaurants, supermarkets, leisure facilities, train and bus stations, all just a short walk away. Travel links are easily accessible to Dundee, Edinburgh, Glasgow and Stirling, making this a fantastic property for the commuter.

- 2 Bedrooms
- Buy to let opportunity
- City centre location
- Double glazing
- Gas central heating



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GROSS INTERNAL AREA
FLOOR PLAN 80.1 m² (862 sq.ft.)
TOTAL : 80.1 m² (862 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.