



**Premier  
Properties**  
Perth



## 24d James Street, Perth, PH2 8LZ

### Offers Over £105,000

 2  2  1  C

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.

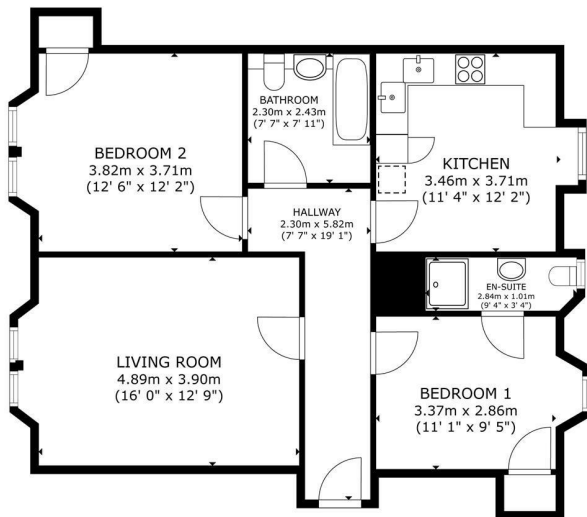
Additional benefits include gas central heating, double glazing throughout, and ample on-street parking. There is also a communal drying area to the rear of the property.

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 m<sup>2</sup> (862 sq.ft.)  
TOTAL : 80.1 m<sup>2</sup> (862 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	<b>81</b>	<b>Scotland</b>	EU Directive 2002/91/EC	<b>83</b>



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