



**Premier
Properties**
Perth



29 James Street, Perth, PH2 8LZ

Offers Over £359,950

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This exceptional property showcases a wealth of traditional charm combined with spacious, well-designed accommodation arranged over two levels. The ground floor features a welcoming entrance hall, a bright and generously proportioned living room, and a stylish open-plan kitchen/dining area complete with modern integrated appliances. A comfortable double bedroom, a light-filled garden room with direct access to the rear garden, and a convenient utility/shower room complete the ground floor layout.

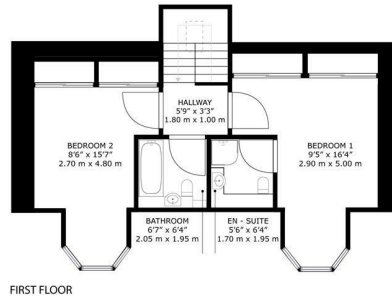
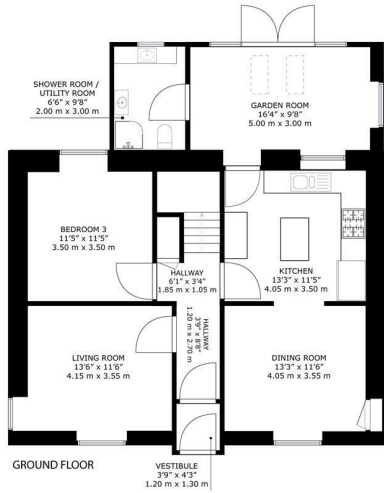
Upstairs, the property offers two further generously sized bedrooms, both with built-in storage. The principal bedroom benefits from a private en-suite, and a well-appointed family bathroom serves the upper level.

Externally, the property is positioned on a substantial plot with ample off-street parking provided by a private driveway. The front garden is mainly laid to lawn, while the rear garden has been designed for easy maintenance with attractive gravel landscaping.

Enjoying a quiet & convenient position within Perth city centre, close to the picturesque South Inch parklands, the property has easy access 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.

- Beautifully Styled
- City Centre Location
- Close To All Local Amenities
- Move in Condition
- 2 Reception Rooms
- 3 Bathrooms

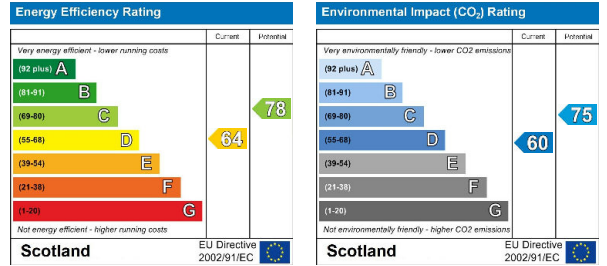




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GROSS INTERNAL AREA
GROUND FLOOR : 1,104 sq. ft., 102.6 m², FIRST FLOOR : 519 sq. ft., 48.2 m²
TOTAL: 1623 sq. ft., 150.8 m²

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.

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