



**Premier
Properties**
Perth



1 King James Place, Perth, PH2 8AE

Offers Over £345,000



Set across a single level, this impressive property offers a spacious and thoughtfully designed layout, ideal for modern living. Upon entering, you're welcomed into a bright entrance hall that leads into a stunning open-plan living space, comprising the kitchen, dining, and lounge areas.

The modern kitchen is a true highlight, featuring a gas-fired AGA, integrated wine fridge, and high-end finishes — all of which are included in the sale. A utility area is conveniently located off the main space. The entire area benefits from underfloor heating, providing comfort and warmth throughout.

A separate formal lounge offers a more traditional space to relax, complete with a striking feature fireplace and large windows framing picturesque views over the South Inch Park.

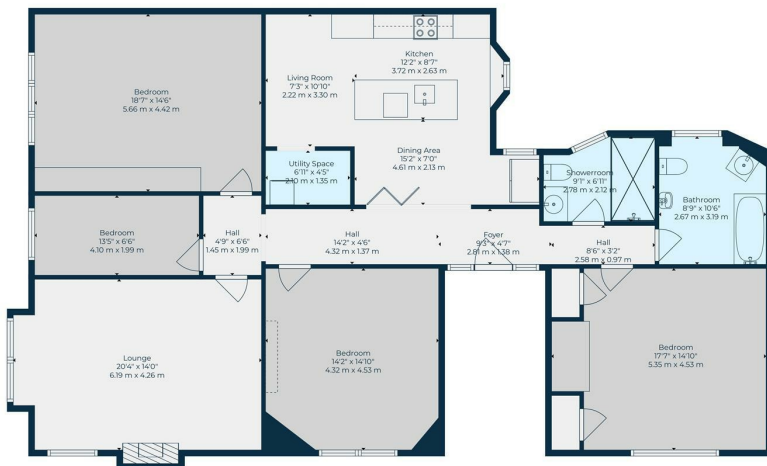
Accommodation includes four generously sized bedrooms, a stylish shower room, and a contemporary family bathroom — ideal for families or those who enjoy entertaining guests.

The property also boasts a built-in Sonos sound system in both the kitchen and lounge, perfect for creating ambiance throughout.

Residents enjoy the convenience of a communal lift serving all floors. Parking is available to the rear of the property, and a residents' parking permit is also obtainable.

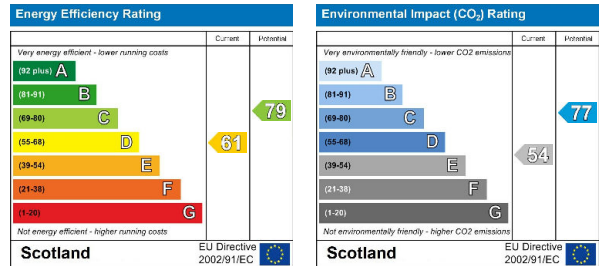
Furniture could be included with separate negotiations.

- 4 spacious bedrooms
- 2 bathrooms
- 2 reception rooms
- Convenient Perth location
- Ideal for families
- Close to local amenities
- Easy access to transport
- Viewing recommended
- Stunning views



1 KING JAMES PLACE, PERTH, PH2 8AE

TOTAL: 1773 sq. ft. 165 m²
 FLOOR 1: 1773 sq. ft. 165 m²
 EXCLUDED AREAS: FIREPLACE: 9 sq. ft. 0.8 m², WALLS: 111 sq. ft. 10 m²
 All Measurements Are Approximate And For Display Purposes Only



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