

19a James Street

PERTH, PH2 8LZ



Two-bedroom villa with parking in a well-connected position, ideal for those seeking convenience, community, and easy access to everyday amenities



01738 500 655



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom villa with parking. Situated in a central and convenient location, this charming two-bedroom end terraced villa offers bright, modern living in a bijou yet spacious-feeling layout, ideal for a myriad of buyers, including those looking to downsize.

THE LOUNGE



The ground floor features a welcoming lounge with French doors leading to a private walled terrace, a delightful sun trap perfect for relaxing or entertaining. A well-appointed kitchen sits just off the main living space, making for a practical and sociable layout.

THE KITCHEN





Upstairs, the property offers two bright bedrooms and a stylish bathroom with a shower over the bath, all presented in walk-in condition.

THE BATHROOM



BEDROOM 1



BEDROOM 2



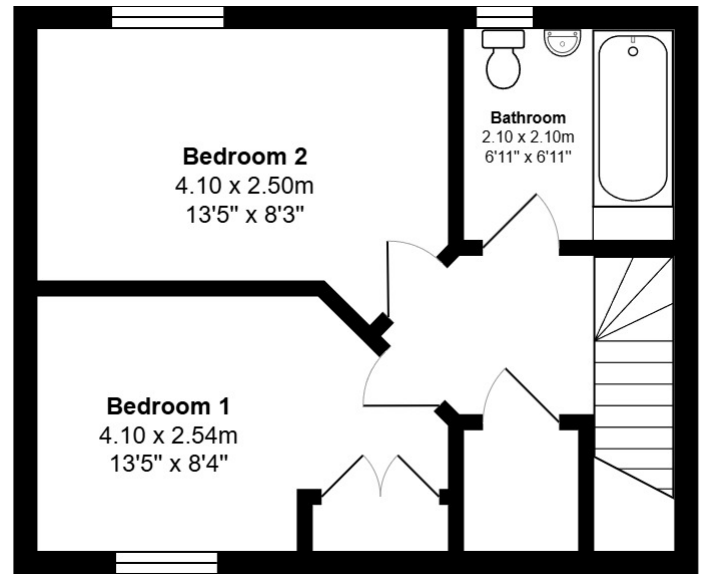
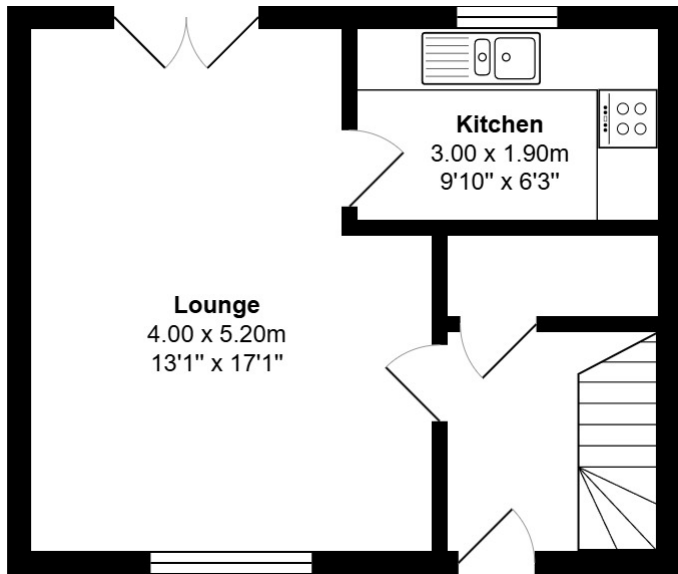
EXTERNALS



Externally, there is a small front garden, and to the rear, the enclosed terrace provides an attractive, low-maintenance outdoor space. A private driveway with parking for one car adds further convenience in this sought-after city location.

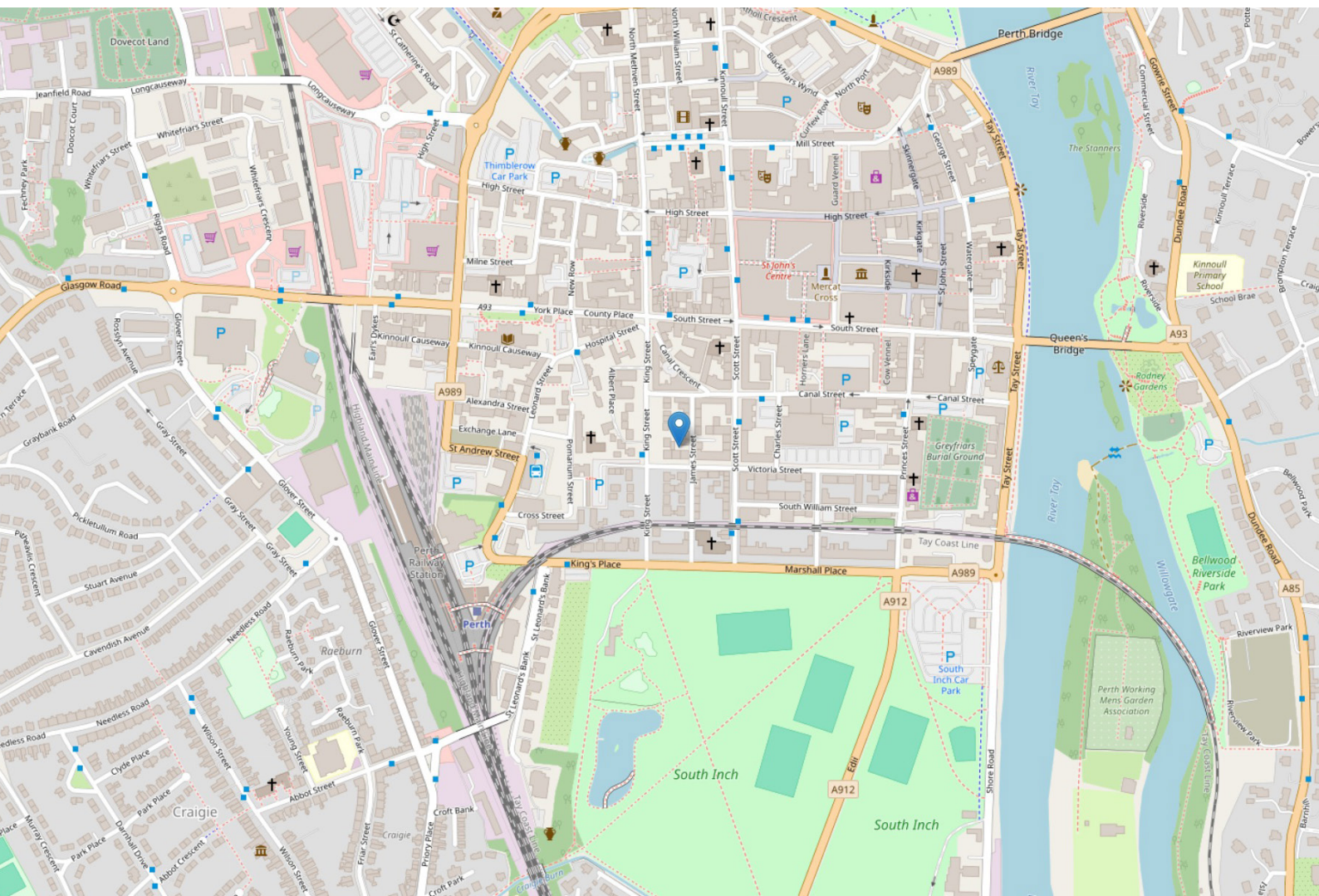
This lovely home is modern, fresh and ready to move into, combining character with comfort in a superb location close to local amenities, transport links, and the heart of Perth. Early viewing is recommended.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: D



THE LOCATION

Located in the heart of Perth, this two-bedroom home enjoys a central and well-connected position, ideal for those seeking convenience, community, and easy access to everyday amenities. The area is highly walkable, with local shops, supermarkets, cafes, and restaurants all within easy reach, perfect for those who prefer to leave the car at home. Families and couples will appreciate the proximity to a range of well-regarded schools, including Kinnoull Primary School, St. Ninian's Episcopal Primary, and Perth Academy, all within a short distance. For those pursuing further education, Perth College UHI is also easily accessible.





Outdoor enthusiasts will enjoy being near the North Inch and South Inch parklands, offering scenic green spaces for walking, cycling, and leisure. Perth Leisure Pool and other recreational facilities are nearby, while cultural highlights such as the Perth Concert Hall and Theatre are a short stroll away.

Commuters benefit from excellent transport links, with Perth Railway Station just minutes away and quick access to the A9 and M90, making travel to Dundee, Edinburgh, and Glasgow both easy and efficient.

This location is particularly suited to those looking for a low-maintenance, well-positioned home in one of Scotland's most desirable small cities.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01738 500 655

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

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