

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS

£180,000

Asking Price

2 Bedrooms

1 Reception Rooms

1 Bathrooms

53 Muirton Place, Perth, Perthshire



53 Muirton Place is a chic, two bedroom, ground floor flat. The property has many features such as gas central heating, double glazing and is located perfectly being only a 10 minute walk to the town centre or 5 minute walk to the popular North Inch.

Local amenities include catchment area to local primary and secondary school, walking distance of Asda and a convenience shop and all that Perth City Centre has to offer, including regular bus routes and a nearby train station.

This lovely property comprises; beautifully bright and spacious lounge, contemporary open-concept kitchen and dining area, two double bedrooms, a sizable bathroom, a utility room with study attached and a vestibule with storage are all included in the property.

Outside, there is a private garden with a patio area and at the front there is ample on street parking.

Measurements:

Lounge - 4.27m x 5.54m (14' x 18'2")

Bedroom 1 - 3.05m x 4.22m (10' x 13'10")

Bedroom 2 - 2.95m x 3.86m (9'8" x 12'8")

Family Bathroom - 2.49m x 1.45m (8'2" x 4'9")

Dining Room - 4.17m x 4.45m (13'8" x 14'7")

Kitchen - 3.68m x 1.70m (12'1" x 5'7")

Utility Room - 3.00m x 1.78m (9'10" x 5'10")



EPC Rating: D

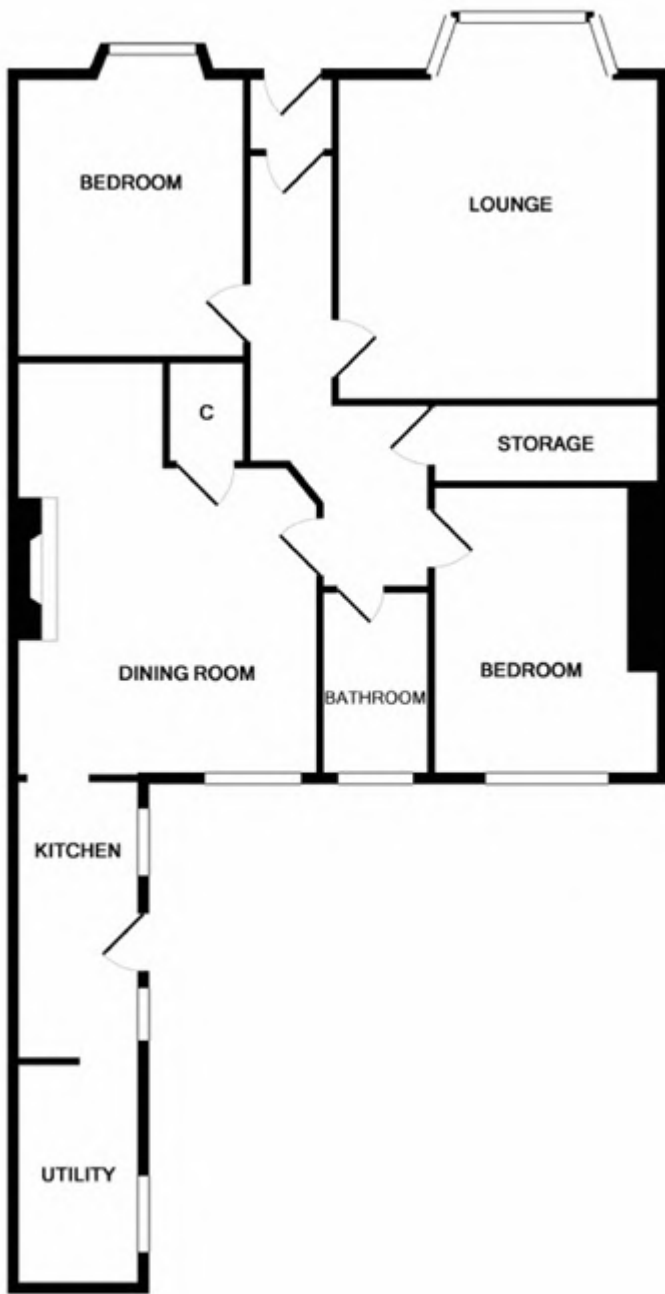
Council Tax: Band D

Local Authority: Perth & Kinross Council

Directions:

From our office on Charlotte Street, continue along Charlotte Street. Turn right onto Balhousie Street and follow to Muirton Plae. 53 is the lower flat on the corner.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check