



**44-46 James Street, Perth, PH2 8LZ**  
**TWO STOREY & ATTIC END TERRACED PROPERTY**

**PARTIAL REBUILD, FULL UPGRADE AND REFURBISHMENT WORKS REQUIRED**

Tenure	For Sale
Price	Offers Invited
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

**Key Points**

- C-Listed Building
- Popular sought after location
- Easily accessible with bus routes and train station in close proximity
- Located in the heart of Perth
- Divided into 3 no. flats in 2009
- Excellent opportunity for developers / investors

## Description

The premises comprise a two storey and attic end terraced Grade C Listed building of stone wall construction built around 1830's.

The building was formerly a single house, then divided into flats and an attic added in 2009 to provide three self contained flats (two x one bed and one x two bed). The property benefits from a rear garden area and sits adjacent a row of similar aged residential properties.

The property has suffered significant fire and water damage throughout following a fire in 2022 and will require a partial rebuild, full upgrade and scheme of refurbishment works.

## Location

The subjects are situated on the south west side of James Street within a quiet and 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.

## Accommodation

Flat 44 - Hallway, Lounge, Bedroom, Kitchen and Bathroom

Flat 46 - Hallway, Lounge, 2 no. Bedrooms, Kitchen and Bathroom

Assumed Attic (Fire Damaged) - Hallway, Lounge, Bedrooms, Kitchen, Dining Room and Bathroom

## Price

Offers are invited.

## EPC

EPC's are available upon request.

## Council Tax

The subjects carry a Council Tax Banding of B.

## Legal Costs

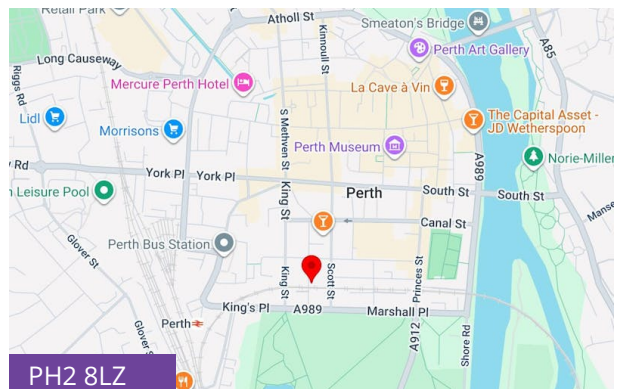
Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

## VAT

For the avoidance of doubt all prices are exclusive of VAT unless otherwise stated and any prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in this transaction.

## Further Information & Viewing

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Westport Property.



## Viewing & Further Information



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**WESTPORT**  
PROPERTY  
CHARTERED SURVEYORS

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