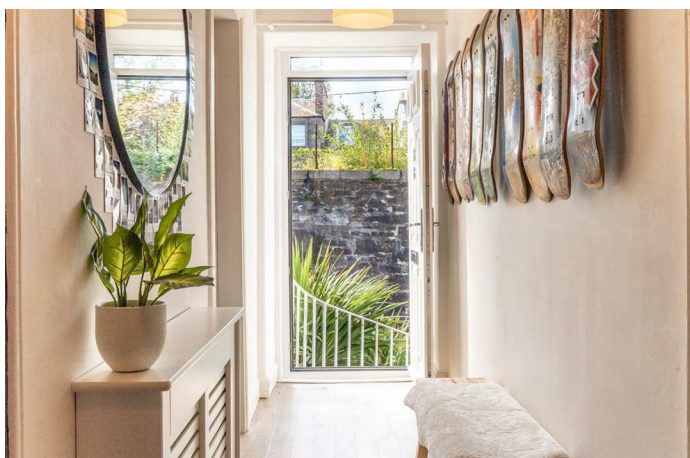


Simple Approach



Estate Agents



**34B South William Street, Perth  
PH2 8LS**

**Offers over £169,950**

This very well-presented maisonette flat on South William Street, Perth offers stylish and spacious accommodation, thoughtfully arranged over two levels. The property features a modern fitted kitchen with contemporary finishes, complemented by a bright and generously proportioned lounge that provides a welcoming and versatile living space. There are three well-sized bedrooms, offering flexibility for family use, guests, or a home office. A fresh white bathroom adds to the appeal, alongside an additional upstairs WC for convenience. With the benefit of gas central heating and double glazing, the home is both comfortable and energy efficient. Externally, residents can enjoy access to a communal courtyard, creating a pleasant outdoor space in the heart of the city. Combining modern comfort with generous proportions, this maisonette flat represents an excellent opportunity for those seeking a move-in-ready home in a highly convenient location. Viewing is essential to appreciate all that is on offer here at South William Street, Perth.

**Lounge**

12'11" x 26'2" (3.94 x 8.00)

6'7" x 4'1" (2.03 x 1.25)

**Kitchen**

10'8" x 13'4" (3.27 x 4.08)

**Bedroom Three (Downstairs)**

11'4" x 9'0" (3.46 x 2.75)

**Family Bathroom**

8'0" x 4'5" (2.44 x 1.35)

**Bedroom One**

12'5" x 13'3" (3.80 x 4.06)

**Bedroom Two**

9'5" x 13'6" (2.89 x 4.13)

**Upstairs WC**



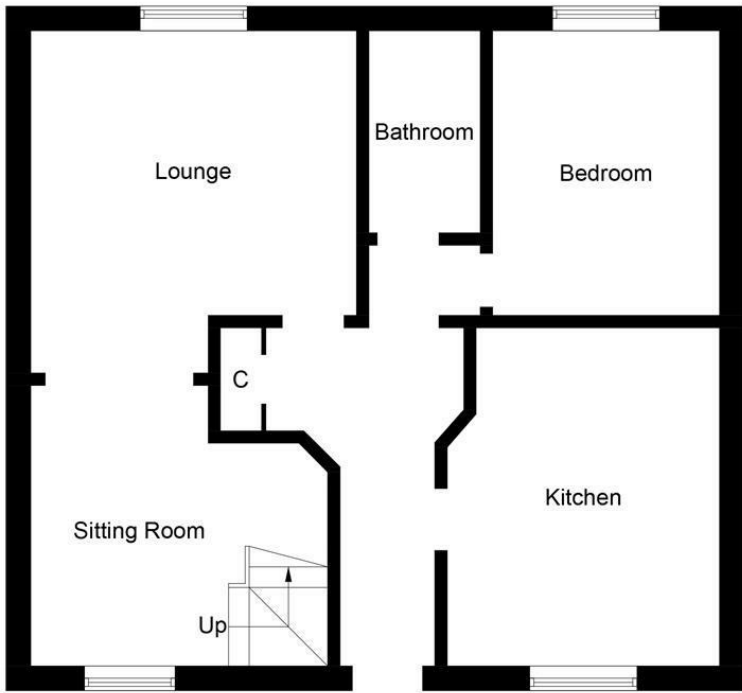


- Very Well Presented
- City Centre Location
- Brand New Windows Throughout

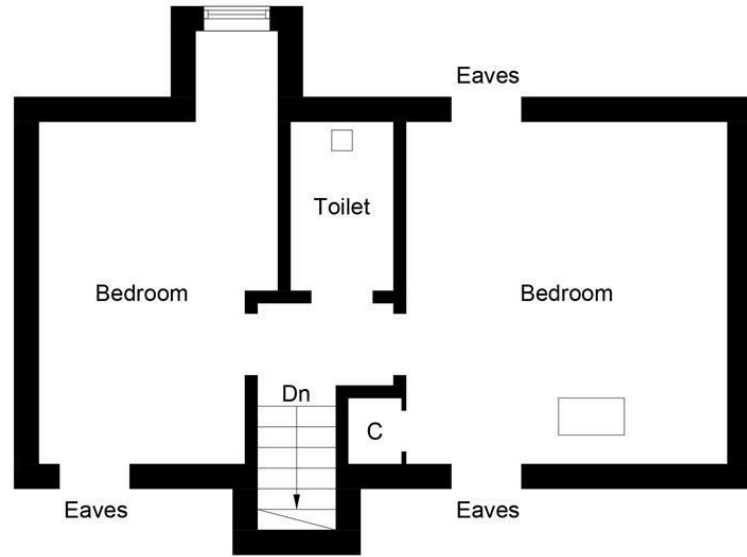
- Maisonette Flat
- Modern Fitted Kitchen
- White Goods Included

- Three Generous Bedrooms
- Gas Central Heating & Double Glazing
- Do You Need A Mortgage Appointment Quickly?  
Call Simple Approach Mortgages Today!

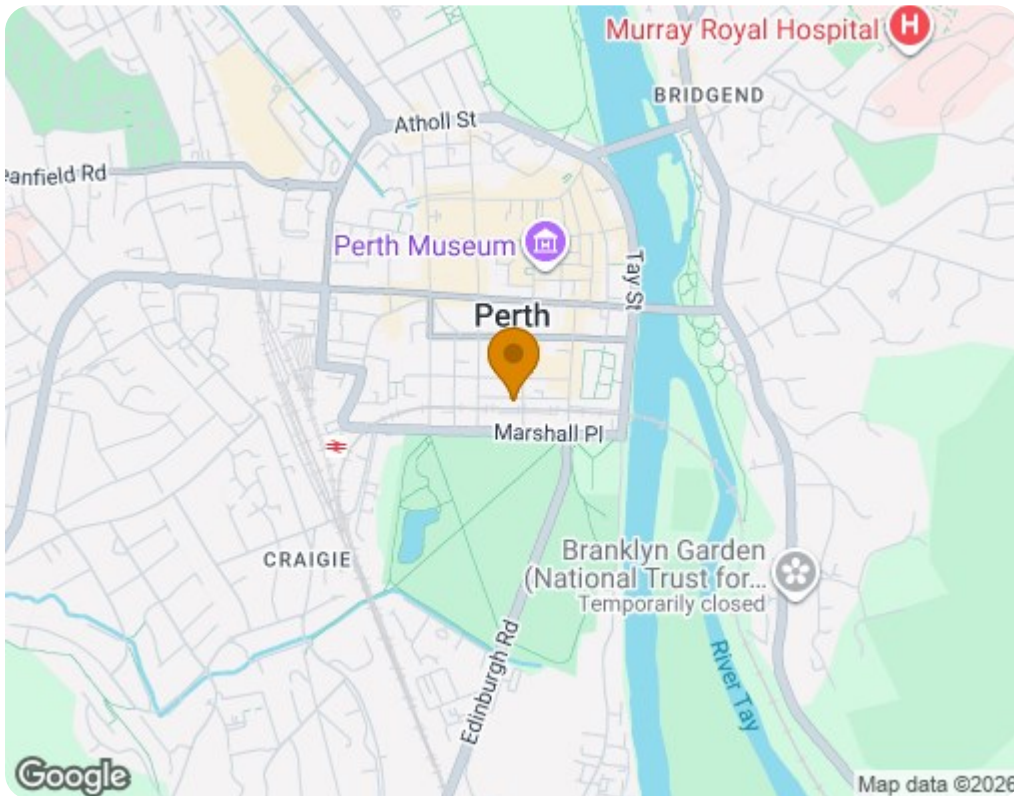




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC