

Simple Approach



**11G South William Street, Perth
PH2 8LS**

Offers over £27,000

Simple Approach are pleased to welcome this opportunity to purchase a fantastic renovation project. Set within Perth City Centre, this property is ideally placed to take advantage of all local amenities such as shops, restaurants and cafes found just a short walk away. This property is in need of renovation throughout and holds ample potential. The accommodation comprises of; an open plan kitchen / lounge, one generous bedroom and a shower room. Viewing is highly recommended to appreciate the size and excellent location on offer here at South William Street.

Lounge/Kitchen

11'3" x 10'9" (3.43 x 3.30)

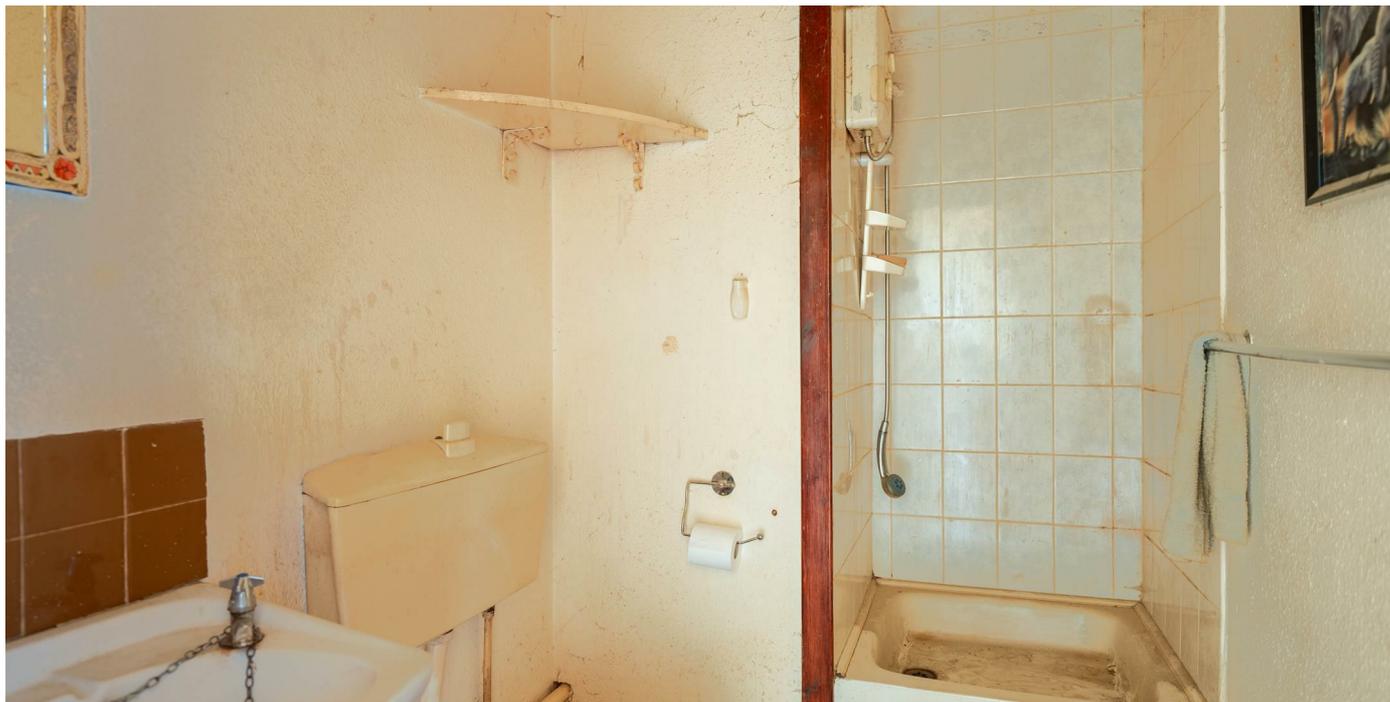
Bedroom One

11'1" x 8'7" (3.40 x 2.64)

Shower Room

7'11" x 4'9" (2.43 x 1.45)



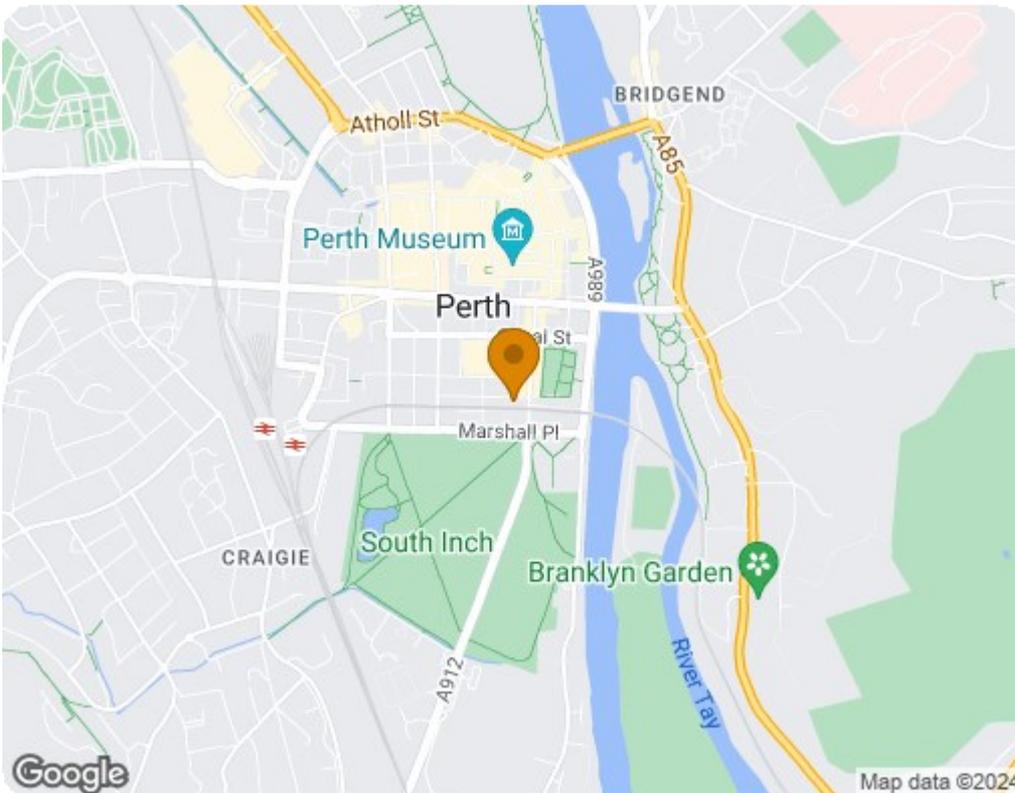
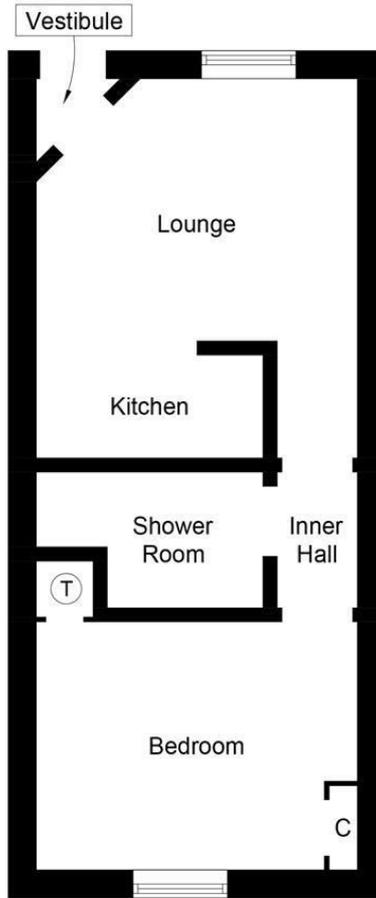


- Fantastic Renovation Project
- Open Plan Kitchen/Lounge

- Highly Sought After Location
- Close To All Local Amenities

- One Generous Bedroom
- City Centre Location





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			77
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	