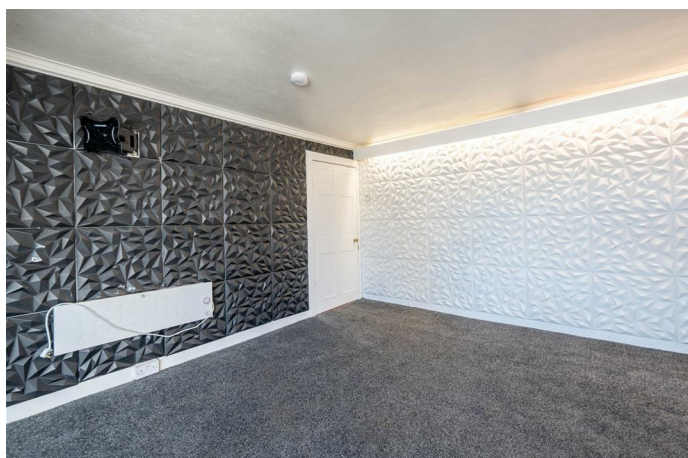


Simple Approach



36F. George Street, Perth
PH1 5JR

Offers over £45,000

Simple Approach are pleased to welcome this fantastic investment opportunity to the Perthshire sales market. Set within the heart of the City Centre this property could not be better situated to take advantage of all amenities just seconds away, as well as to Perth Train & Bus Station both located nearby. George Street comprises of one generous bedrooms, a spacious lounge, kitchen and a bathroom. This property is the ideal purchase for any first time buyer or investor seeking a well located property within the heart of Perth. Viewing is essential to appreciate the space and great location on offer at George Street.

Lounge

18'1" x 14'9" (5.53 x 4.50)

Kitchen

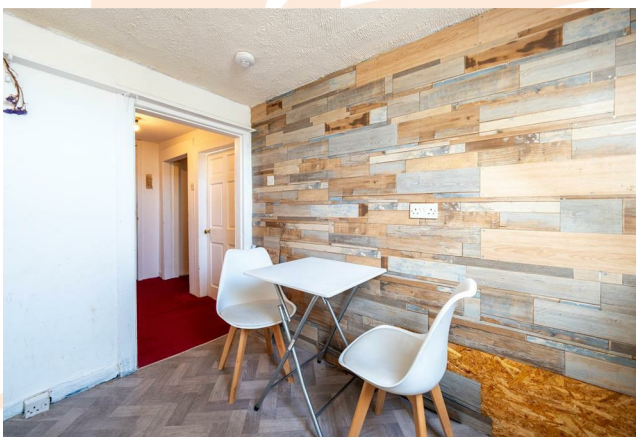
7'8" x 9'8" (2.34 x 2.95)

Bedroom

9'5" x 14'9" (2.88 x 4.52)

Bathroom

7'10" x 4'9" (2.40 x 1.45)





- Top Floor Flat
- City Centre Location
- One Generous Bedroom
- Excellent Investment Opportunity
- Spacious Lounge
- Ideal For First Time Buyers

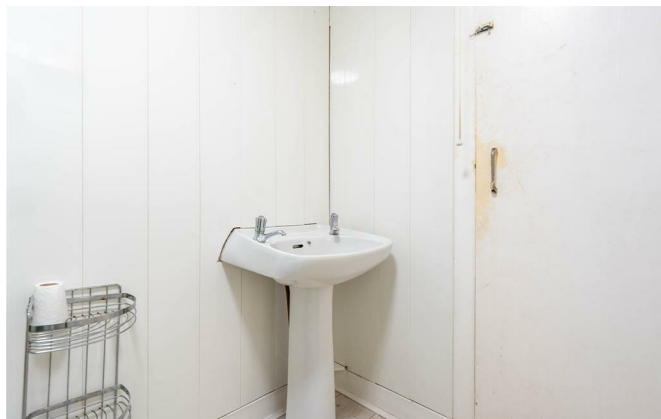
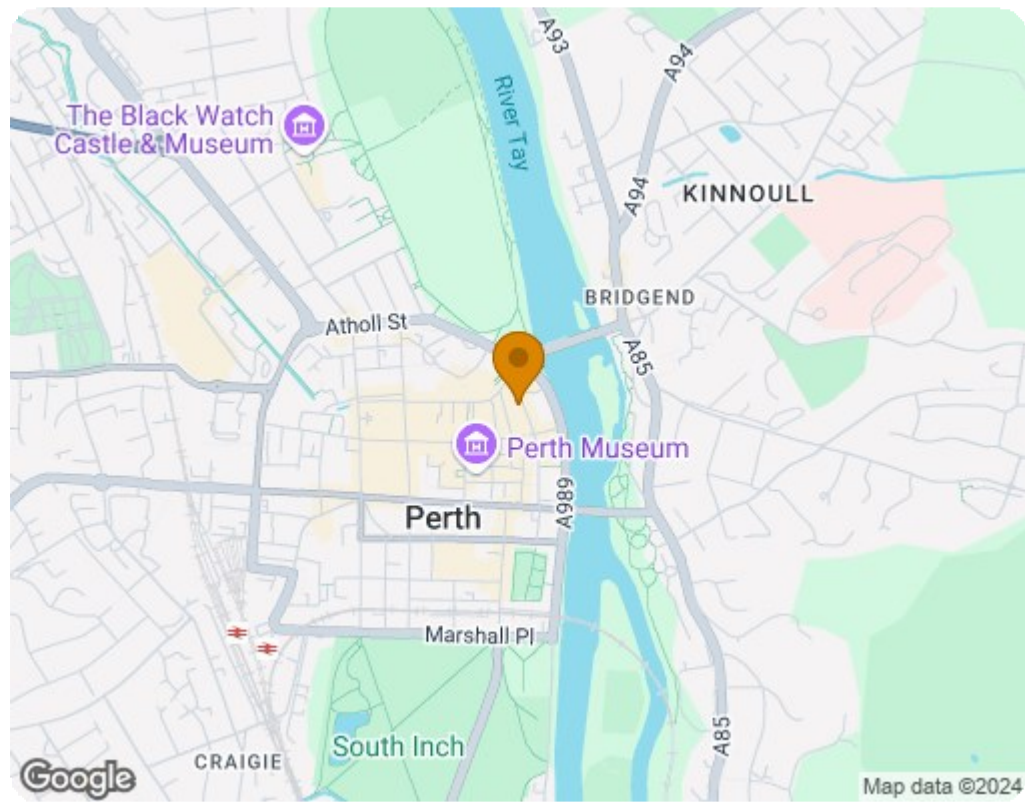




Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1130633)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(69-80) C		
(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		