

Simple Approach



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

Offers over £28,000

Simple Approach are happy to welcome to the market this one bed, ground floor flat on South William Street to the residential market This property comprises of one double bedroom with fitted storage, lounge with kitchen area, WC and seperate shower cubicle. This property boasts sought after features such as ample on street parking, double glazing and electric heating, this property will not hang around for long, not to mention the great price. South William Street would be best suited to any first time buyer or mature buyer looking for an easy accessible property within walking distance to the High Street. Call Simple Approach today to get booked in to view on 01738 827864.

Bedroom

7'10" x 10'7" (2.40 x 3.25)

WC

4'1" x 2'9" (1.25 x 0.86)

Lounge / Kitchen

15'2" x 10'8" (4.63 x 3.27)





- One Bedroom, Ground Floor Flat
- Ample On Street Parking Available
- Close To All Local Amenities
- Double Glazing
- Electric Heating



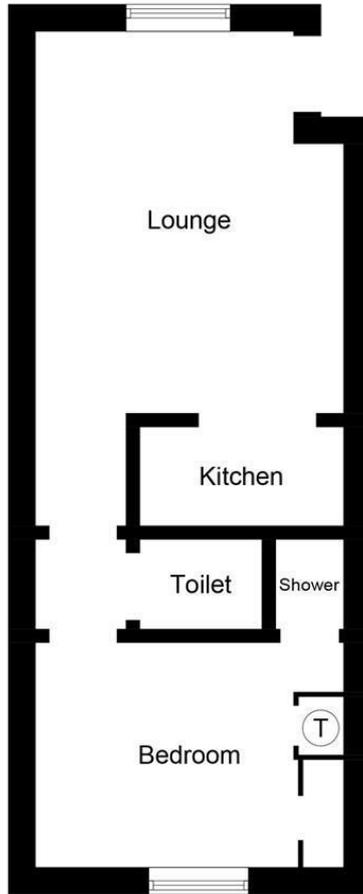
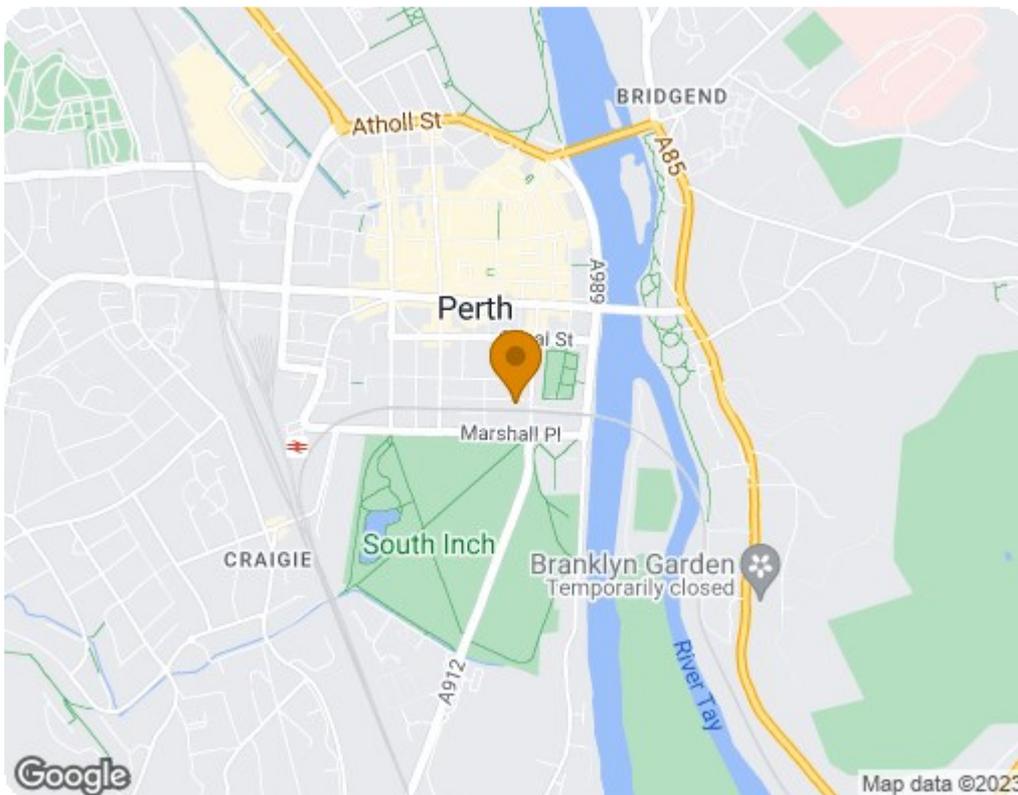


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1009952)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(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			65
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	