

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)





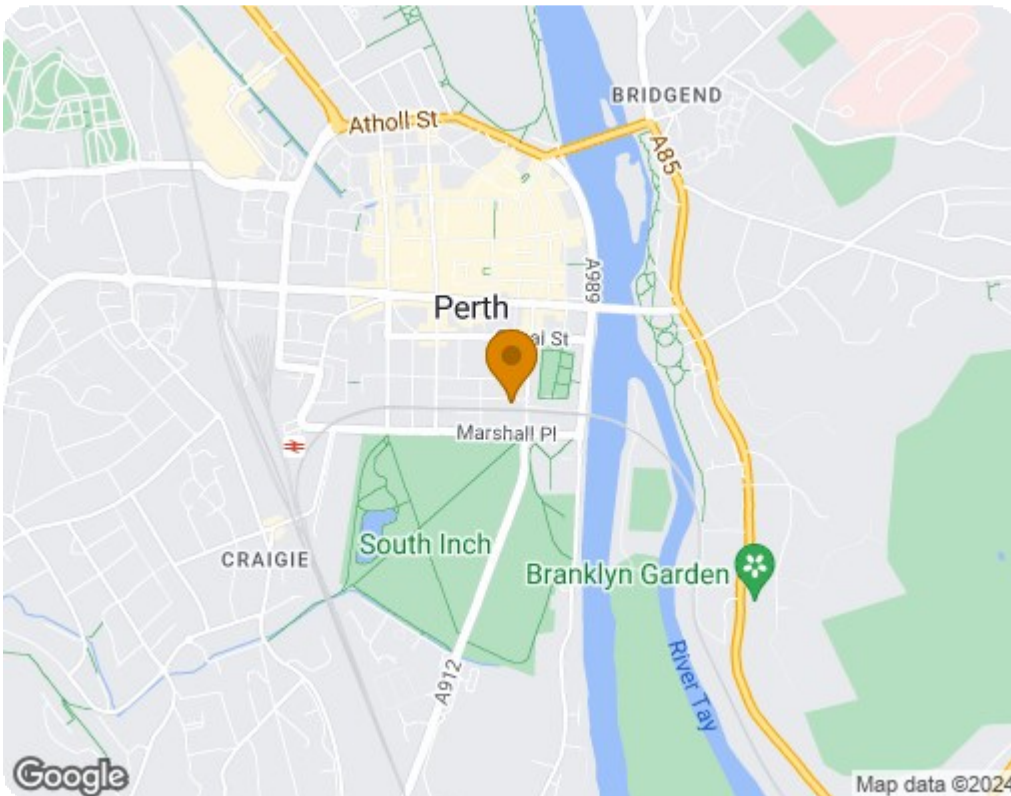
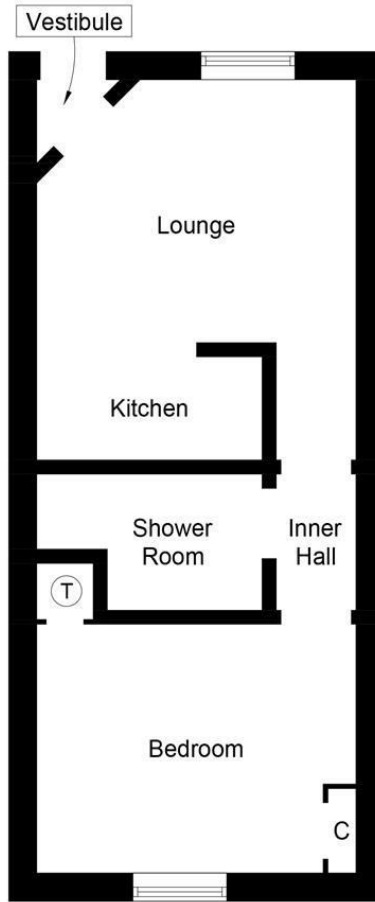


- Fantastic Renovation Project
- Open Plan Kitchen/Lounge

- 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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>67</b>	<b>79</b>
<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>			
(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>62</b>	<b>77</b>
<b>Scotland</b>		EU Directive 2002/91/EC	