

Simple Approach



Estate Agents



57 Kinnoull Causeway, Perth
PH2 8HQ

Offers over £42,950

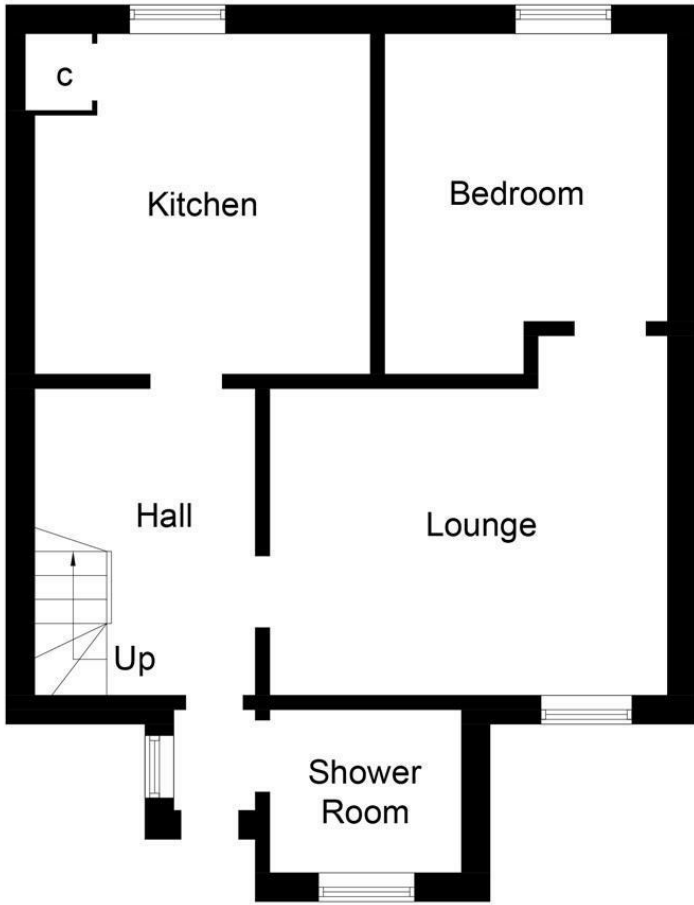
Simple Approach are delighted to welcome this fantastic renovation project to the residential sales market. Set within a highly sought after location, this property could not be better placed to take advantage of all amenities found just a short distance away in Perth City Centre. This property offers spacious accommodation set across two floors and holds ample potential to be a fantastic home due to its excellent location. Comprising of; a sizeable lounge, kitchen, three bedrooms and a bathroom. Kinnoull Causeway lends itself to a range of different buyers including first time buyers or investors. This property further benefits from a private rear garden, ample street parking and double glazing throughout. Viewing is essential to appreciate the great renovation project on offer here at Kinnoull Causeway.





- CASH PURCHASE ONLY
- Three Bedrooms
- Excellent Renovation Project
- Maisonette Flat
- Generous Lounge
- Private Garden Space
- Sizeable Kitchen
- Street Parking Available





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			
(21-38) F		13	
(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			
(21-38) F		26	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	