

Simple Approach



**2B. Kings Court South William Street, Perth
PH2 8LA**

Offers over £94,000

Simple Approach are pleased to welcome this beautifully presented flat on South William Street to the Perthshire residential sales market. Set within a highly sought after location, this lovely property comes to the market in excellent move in condition throughout, having been kept to a high standard by the current owner. The accommodation is generous, comprising of; an entrance hallway, two generous bedrooms one of which enjoys fitted wardrobe space, a stylish fitted kitchen, a bright lounge and a fresh white bathroom. Practical attributes include wet electric central heating, double glazing, well maintained communal garden space and on street parking. South William Street due to its excellent location and fantastic move in condition lends itself to a wide range of buyers including; first time buyers, couples or investors. Viewing is essential to appreciate what it is on offer here at South William Street, Perth.

Lounge

12'2" x 10'3" (3.73 x 3.14)

Kitchen

10'5" x 8'3" (3.19 x 2.54)

Master Bedroom

14'3" x 8'8" (4.35 x 2.66)

Bedroom 2

10'5" x 8'10" (3.20 x 2.71)

Bathroom

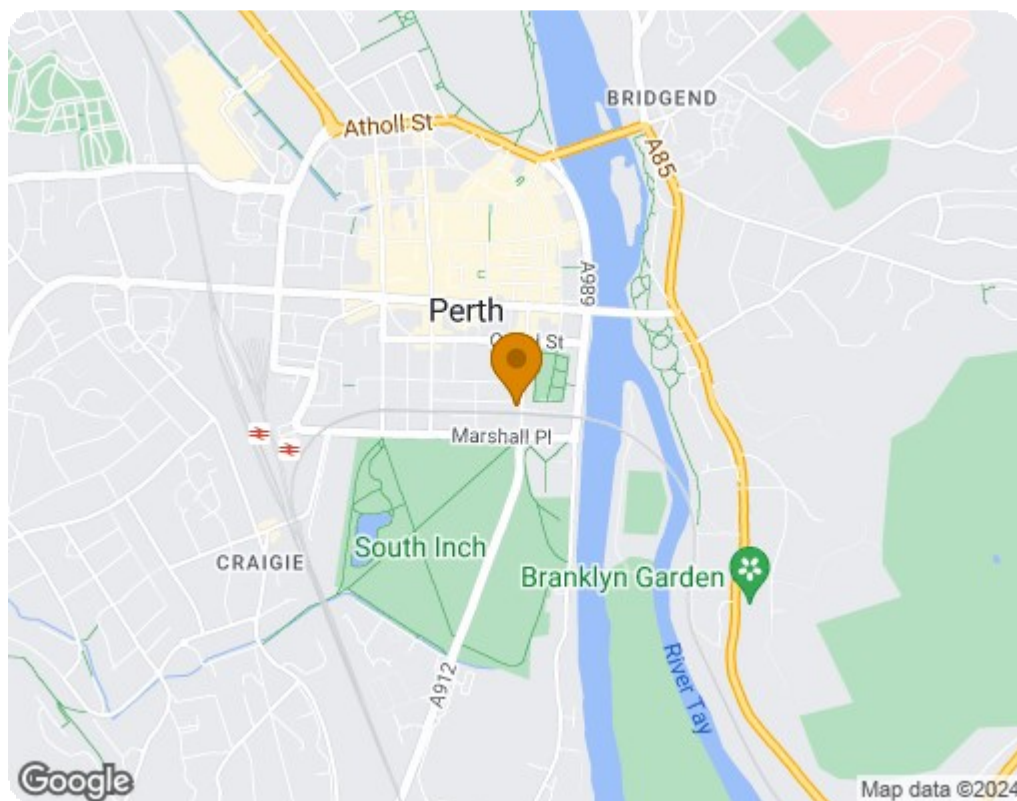
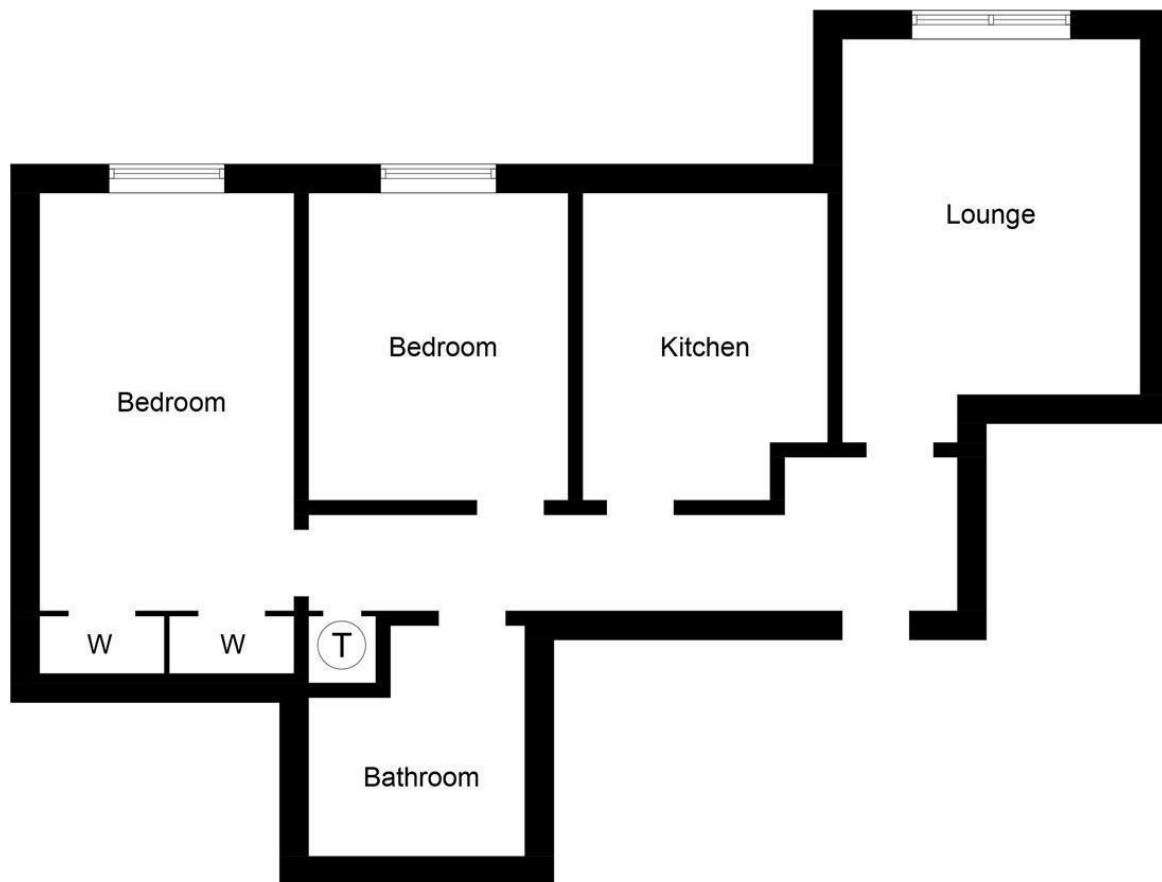
7'10" x 7'4" (2.40 x 2.25)





- First Floor Flat
- Fitted Wardrobe Space
- Well Maintained Communal Rear Garden
- City Centre Location
- Bright & Spacious Lounge
- Wet Electric Central Heating & Double Glazing
- Two Generous Bedrooms
- Stylish Fitted Kitchen





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC