

Simple Approach



13/1 Union Lane, Perth
PH1 5PU

Offers over £84,950

This bright and spacious first-floor flat is situated in a convenient city centre location and offers excellent potential for buyers looking for a renovation project. The property requires a degree of upgrading and modernisation throughout but provides generous accommodation and a fantastic opportunity to create a stylish home or investment property.

The accommodation comprises a spacious lounge, kitchen, three good-sized bedrooms and a shower room. With its central location, well-proportioned rooms and scope for improvement, this property is ideally suited to investors or buyers looking for a project with the potential to add value.

Early viewing is recommended to fully appreciate the size, location and potential this property has to offer.

Lounge

16'2" x 14'6" (4.93 x 4.43)

Kitchen

14'2" x 12'5" (4.33 x 3.80)

Bedroom one

14'5" x 9'0" (4.40 x 2.76)

Bedroom Two

14'6" x 10'4" (4.43 x 3.17)

Bedroom Three

9'10" x 8'7" (3.02 x 2.64)

Shower Room

8'3" x 4'0" (2.52 x 1.23)



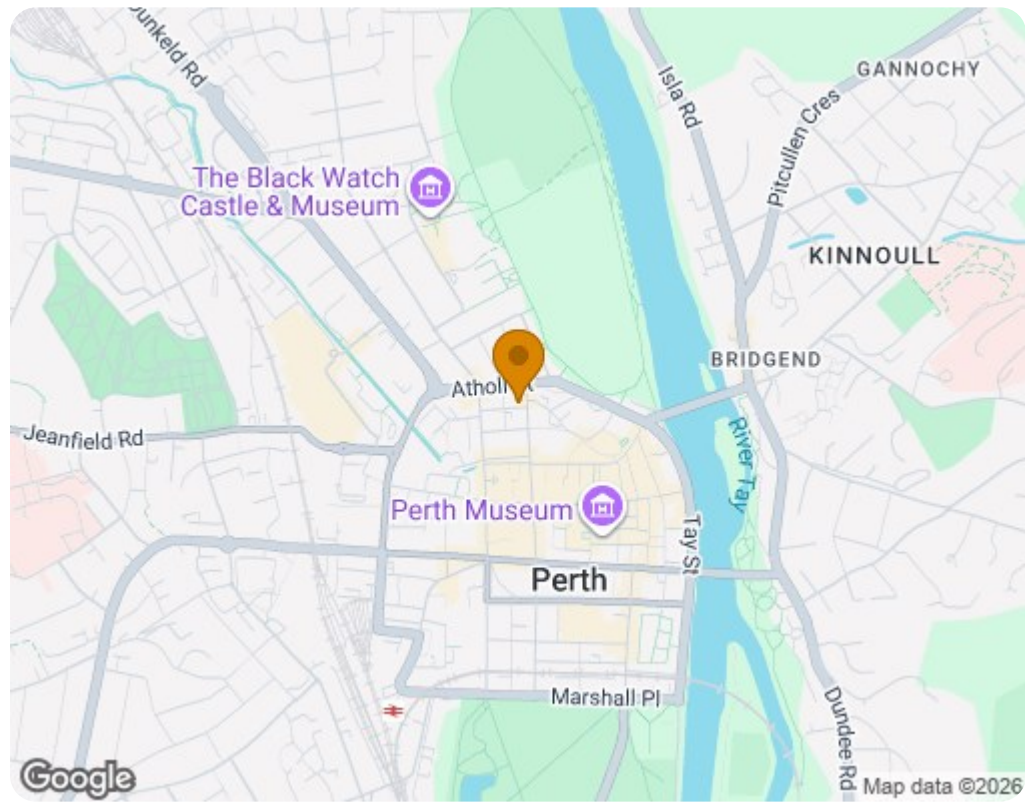
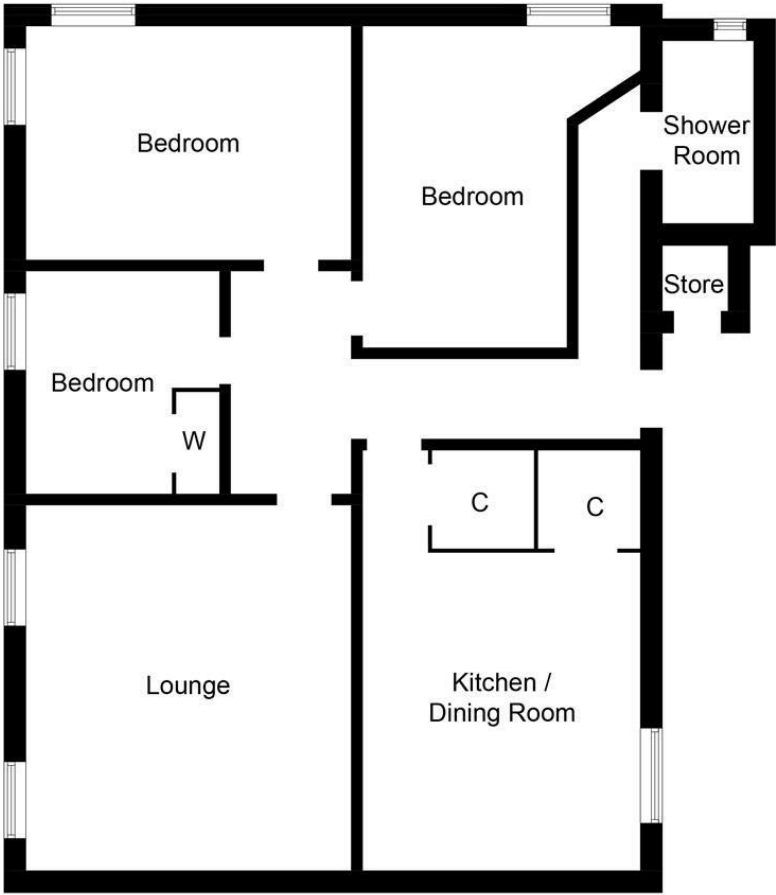


- First Floor Flat
- Spacious Lounge

- Renovation Project
- City Centre Location

- Three Bedrooms
- Ideal For Investors





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	26	
(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		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		