



17 Simpson Place, Perth, PH1 2UG
Offers over £195,000

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- Modern semi-detached villa
- Generous living room
- Landscaped rear garden
- Gas central heating
- Good storage space
- 3 bedrooms 1 en-suite
- Large dining kitchen
- Parking for two cars
- Double glazing
- Quiet cul-de-sac location

Welcome to 17 Simpson Place - a modern semi-detached home nestled in a quiet cul-de-sac location. This property boasts three bedrooms, perfect for a growing family or those in need of extra space. The two bathrooms ensure no more morning queues, making hectic mornings a thing of the past.

As you step inside, you'll be greeted by a generous living room and dining kitchen that is ideal for entertaining guests or simply relaxing after a long day. The property is in excellent condition, meaning you can move in hassle-free and start enjoying your new home right away. One of the standout features of this property is the ample storage space, perfect for keeping your belongings neatly organised. With parking for two vehicles, you'll never have to worry about finding a spot on busy days. Outside, the skillfully landscaped garden offers a tranquil retreat where you can unwind and enjoy the outdoors. The low-maintenance garden means you can spend more time relaxing and less time on upkeep. Don't miss out on the opportunity to make this lovely house your home.

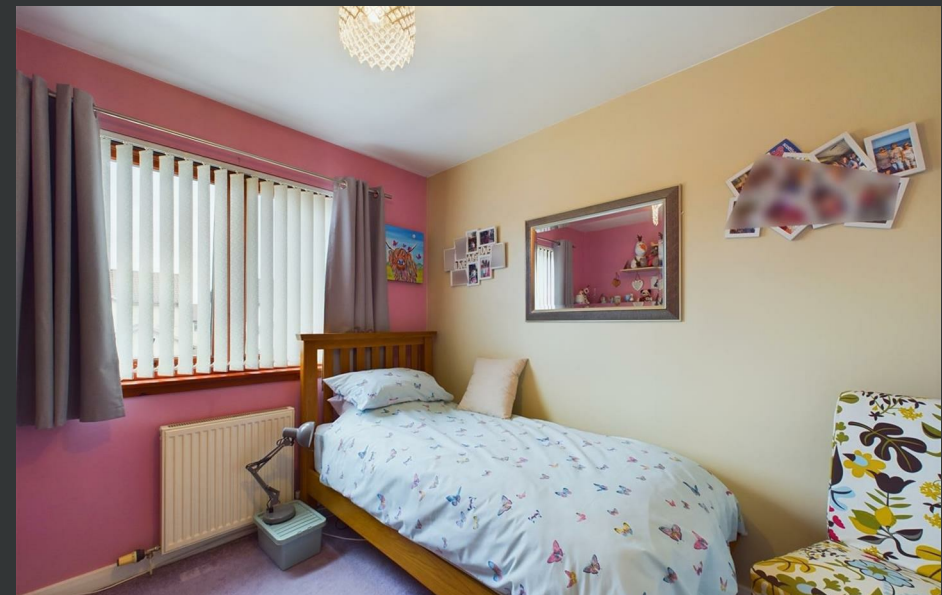
Offers over £195,000



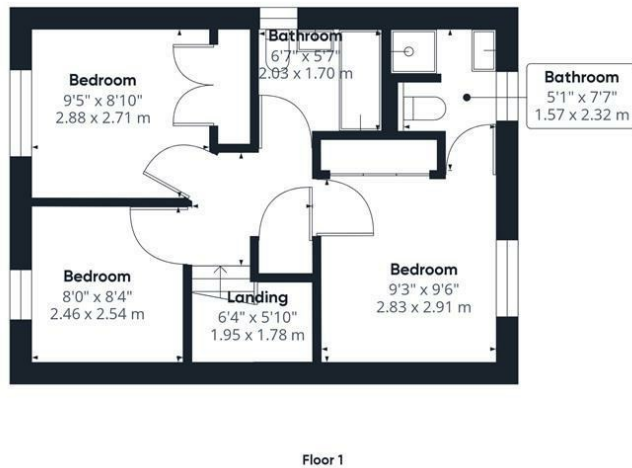
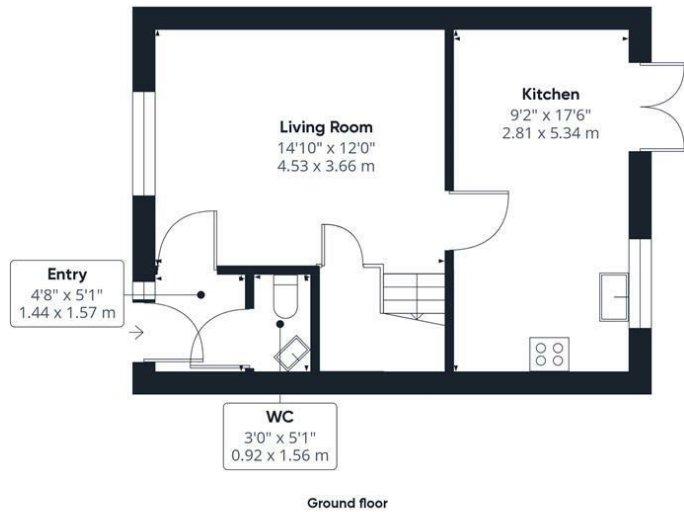


Location

The property is located within a sought-after cule-de-sac in the Tulloch area of Perth and within easy reach of the city bypass and the headquarters for Scottish and Southern Energy. Local bus routes run just a short walk away and local shops, primary school and parklands can also be found within walking distance.







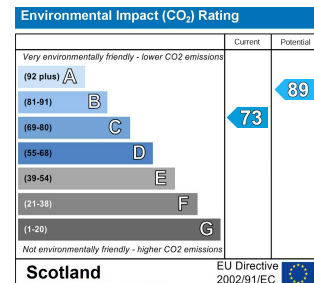
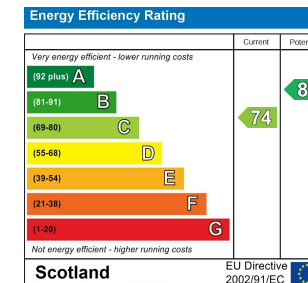
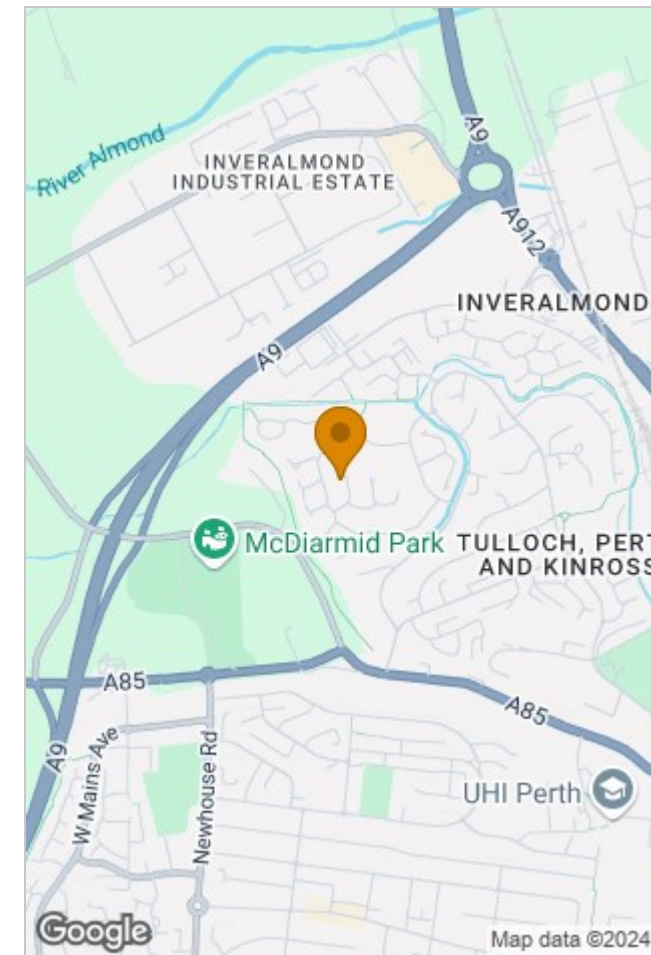
Approximate total area[®]
788.89 ft²
73.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.