

Simple Approach



Estate Agents



**104 Simpson Square, Perth  
PH1 5BW**

**Offers over £123,950**



Located within a highly sought after area of Perth, this beautifully presented two-bedroom apartment offers a perfect blend of style, comfort, and convenience. The property offers spacious accommodation throughout, comprising of; an entrance hallway, bright and spacious lounge, modern kitchen with ample counter space and storage, two generous bedrooms and a fresh white bathroom with shower over bath facility. Practical attributes include gas central heating, secure entry system, allocated parking and double glazing throughout. Simpson Square is set within close proximity to public transport, cafes, shops, and Perth City Center. Whether you're a first-time buyer, downsizer, or investor, this apartment presents an exceptional opportunity to enjoy modern living at its finest. Viewing is essential to appreciate the overall space and excellent location on offer.

### Lounge

12'3" x 14'10" (3.75 x 4.54)

### Kitchen

8'6" x 10'3" (2.60 x 3.13)

### Bedroom One

9'0" x 10'4" (2.76 x 3.16)

### Bedroom Two

8'6" x 10'3" (2.60 x 3.13)

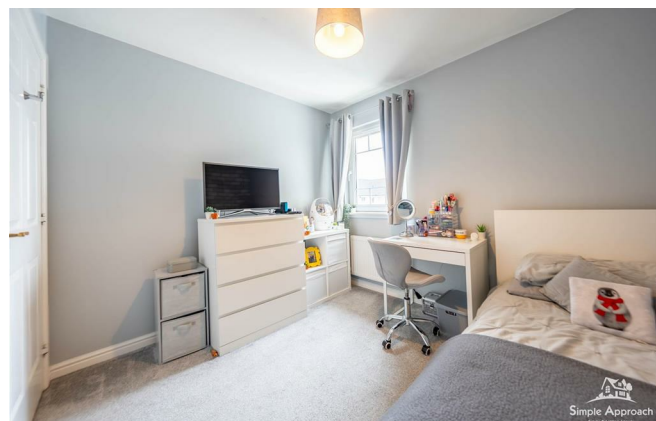
### Bathroom

6'6" x 3'3", 301'10" (1.99 x 1.92)





- Well Presented Apartment
- Bright & Spacious Lounge
- Allocated Parking
- Two Bedrooms
- Secure Entry System
- Highly Sought After Location
- Modern Kitchen
- Gas Central Heating & Double Glazing





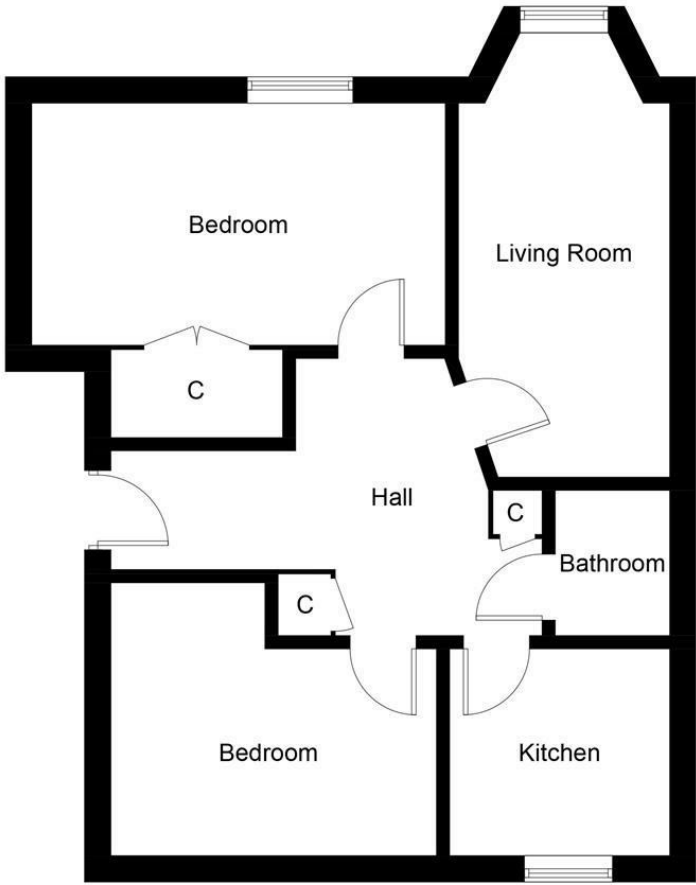
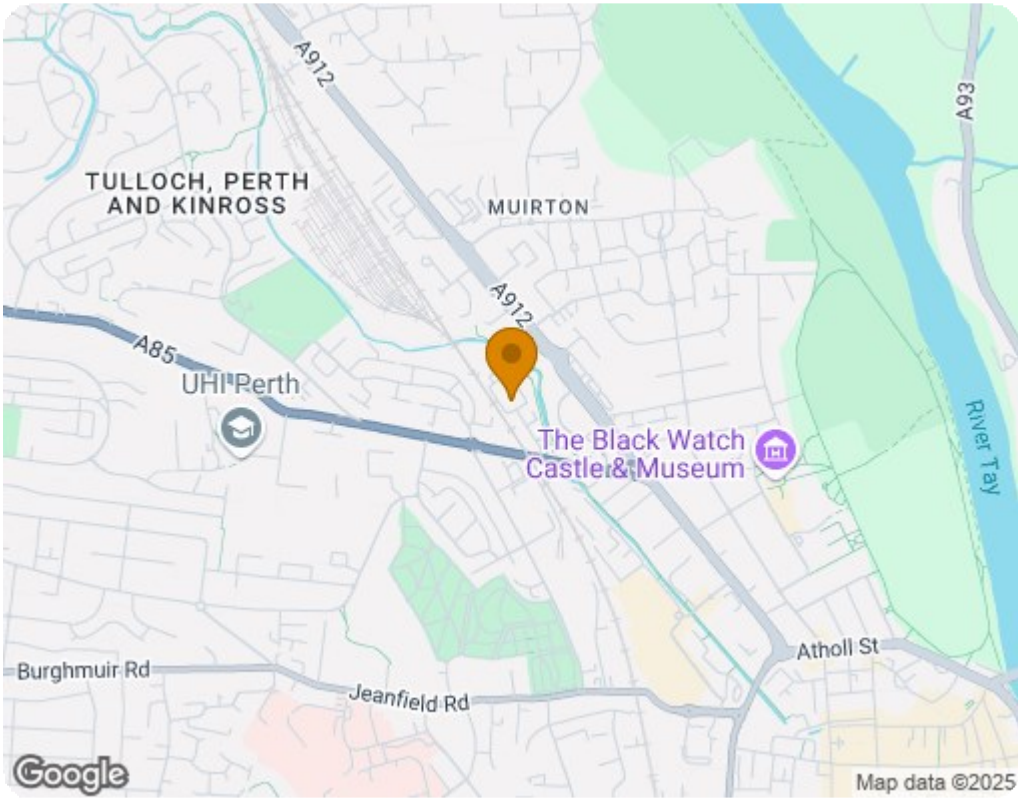


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181261)



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