

Simple Approach



**12 Simpson Place, Perth
PH1 2UG**

Offers over £267,950

Located in a desirable and quiet residential area of Perth, this beautifully maintained four-bedroom detached house on Simpson Place offers spacious family living with modern comfort and convenience. Well-presented throughout, the property boasts a tasteful décor set across two floors.

The home features gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. Accommodation comprises a generous lounge / an open plan, bright and airy dining area, and a modern fitted kitchen with ample storage and worktop space, a downstairs WC completes the ground floor. Upstairs, the property includes four well-proportioned bedrooms—ideal for a growing family or home office use—and a stylish family bathroom.

Externally, the house benefits from a private driveway providing off-street parking, a garage for secure storage or vehicle use, and a well-manicured rear garden. This attractive family home is within easy reach of local amenities, schools, and transport links, making it a prime opportunity for buyers seeking a move-in-ready property in a sought-after location.

Lounge / Dining Room

24'6" x 12'1" (7.48 x 3.70)

Kitchen

10'8" x 9'9" (3.27 x 2.99)

WC

4'10" x 3'6" (1.49 x 1.09)

Master Bedroom

9'2" x 9'10" (2.80 x 3.01)

En-Suite Shower Room

4'7" x 4'0" (1.42 x 1.22)

Bedroom Two

10'5" x 8'4" (3.19 x 2.55)

Bedroom Three

10'2" x 10'0" (3.11 x 3.05)

Bedroom Four

8'9" x 7'6" (2.68 x 2.30)

Bathroom

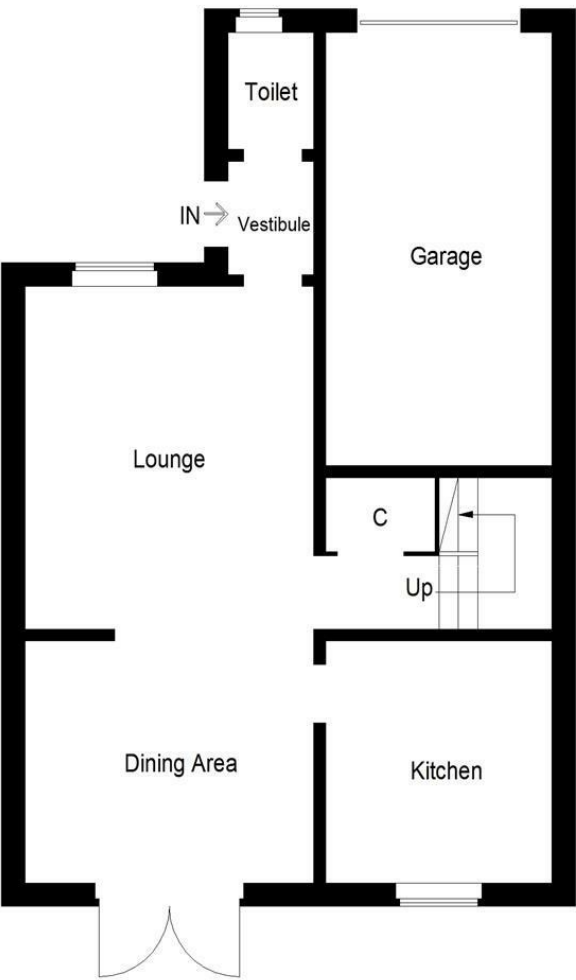
6'9" x 5'6" (2.06 x 1.69)



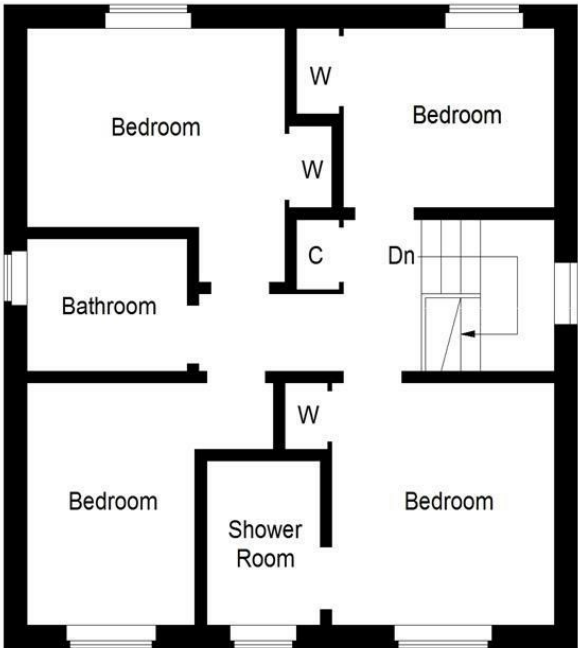


- Detached House
- Modern Kitchen
- Private Driveway & Garage
- Four Bedrooms With A Master Ensuite
- Highly Sought After Location
- Well Manicured Rear Garden
- Open Plan Lounge / Dining Area
- Gas Central Heating & Double Glazing



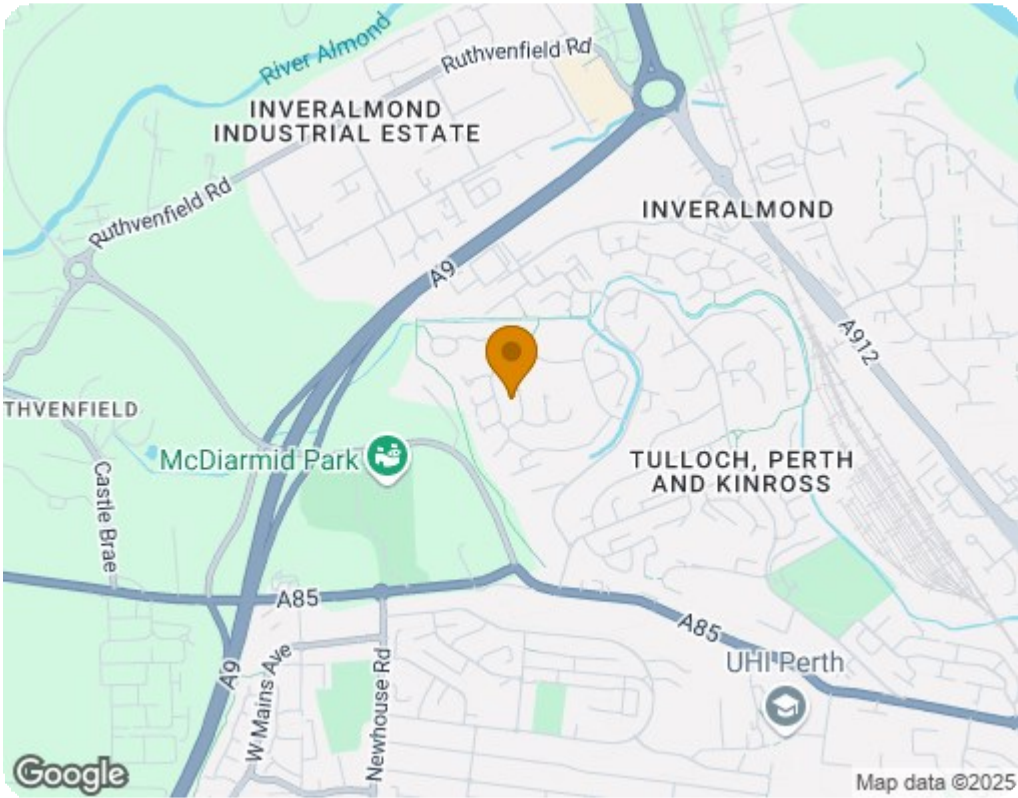


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1196245)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B	72	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B	70	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		