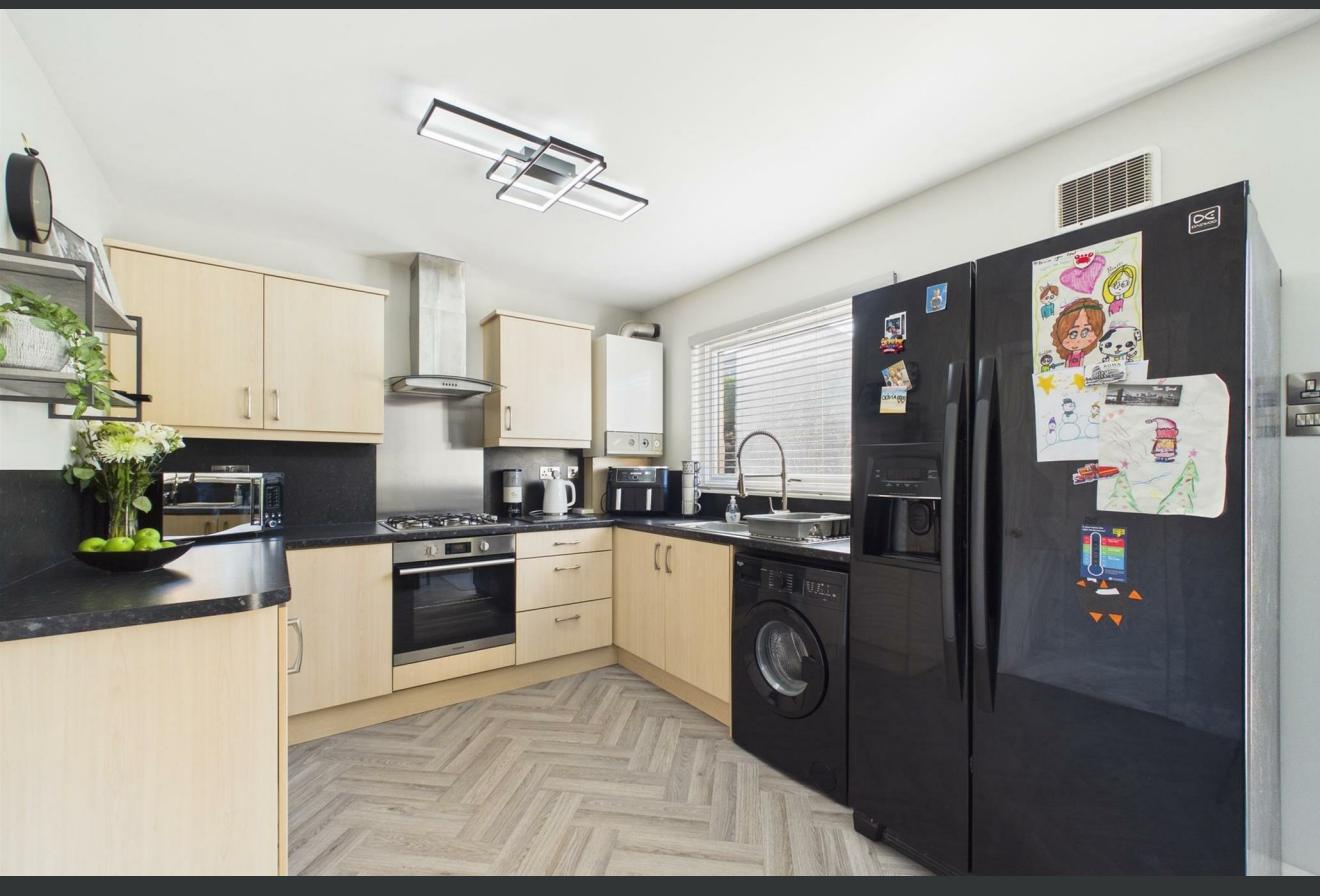




27 Simpson Place, Perth, PH1 2UG
Offers over £207,500





- Three bedroom semi-detached villa
- Modern dining kitchen
- Contemporary family bathroom
- Double glazing throughout
- Decked seating area
- Bright and spacious living room
- French doors to rear garden
- Gas central heating
- Enclosed rear garden
- Popular residential location

This beautifully presented three bedroom semi-detached villa at 27 Simpson Place offers stylish, modern living in a popular residential area of Perth. With bright interiors, contemporary finishes and a private rear garden, this is an ideal home for families, first-time buyers or those looking to downsize.

The ground floor comprises a welcoming entrance hallway leading to a spacious living room, filled with natural light from the front-facing window. To the rear, the modern dining kitchen is fitted with sleek units, contrasting worktops and integrated appliances, creating a practical and attractive space for everyday living and entertaining. French doors open directly onto the rear garden, allowing for easy indoor-outdoor living. The downstairs WC has been converted into additional storage; however the plumbing remains in place for reverting back to original state if desired. Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, providing added privacy and convenience. The remaining bedrooms offer flexibility for family life, guests or home working. The contemporary family bathroom is finished in neutral tones and includes a bath, WC and wash hand basin. Externally, there is a neat front garden and a fully enclosed rear garden which is a wonderful sun trap, featuring a decked seating area and low-maintenance artificial lawn — perfect for relaxing or entertaining. Off-street parking is available via private driveway to the front. . The property benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency year-round. Early viewing is highly recommended.



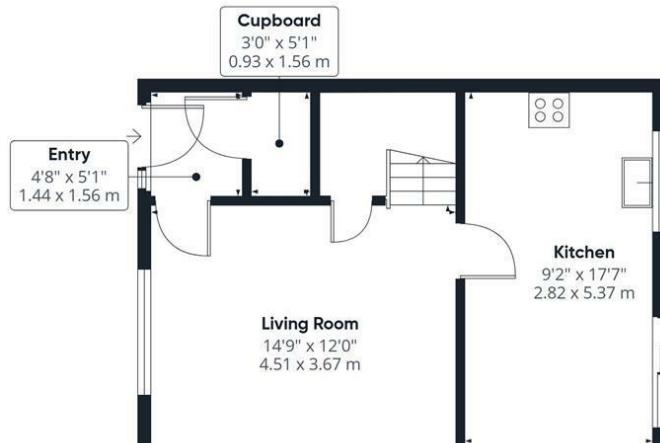


Location

Simpson Place is situated within a popular residential area of Perth, offering convenient access to a wide range of local amenities. Nearby you will find supermarkets, schooling at both primary and secondary levels, parks and leisure facilities. Perth city centre is easily accessible, providing an excellent selection of shops, restaurants, cafés and cultural attractions. The area benefits from good public transport links and straightforward access to the A9, making it ideal for commuters travelling to Dundee, Stirling or Edinburgh. With pleasant green spaces and everyday amenities close at hand, this is a highly desirable and convenient place to live.







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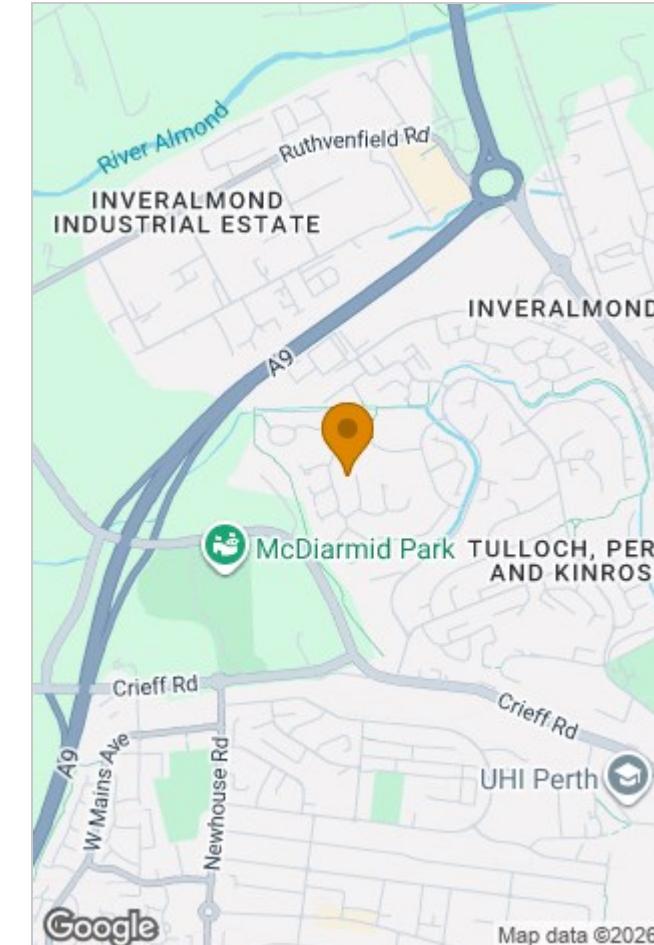


Approximate total area⁽¹⁾
789 ft²
73.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	82
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	84
(69-80)	C	80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		

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.

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