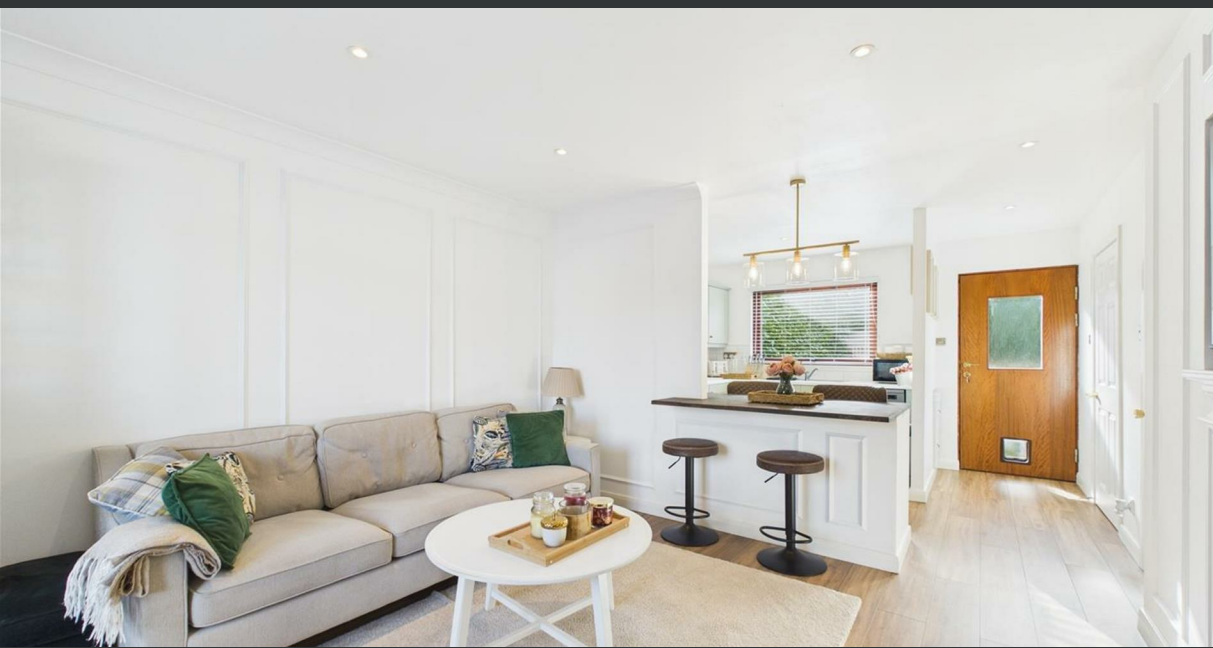




23 Simpson Place, Perth, PH1 2UG
Offers over £210,000

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23 Simpson Place Perth, PH1 2UG

- Three-bedroom semi-detached home
- Modern fitted kitchen with dining space
- Ground floor WC
- Gas central heating & double glazing
- Driveway providing off-street parking
- Spacious open-plan living/kitchen area
- Bright living room with feature fireplace
- Contemporary family bathroom
- Private enclosed rear garden with shed
- Popular residential location

This beautifully presented three-bedroom semi-detached home offers spacious, modern living within a popular residential area of Perth, ideal for families, first-time buyers or those seeking a move-in ready property.

The ground floor is centred around a bright and stylish open-plan living area and kitchen, creating a fantastic space for both relaxing and entertaining. The contemporary kitchen is well-equipped with ample storage, modern fittings and space for dining, while the living area benefits from a feature fireplace and large window allowing natural light to flood the room. A convenient WC completes the ground floor. Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom suitable as a nursery, office or guest room. The modern family bathroom is finished in a fresh, neutral style with a shower over bath. Externally, the property enjoys a private rear garden, mainly laid to lawn with a patio area and garden shed, ideal for outdoor enjoyment. To the front, there is a driveway providing off-street parking. This attractive home combines style, space and practicality in a sought-after location.

Offers over £210,000

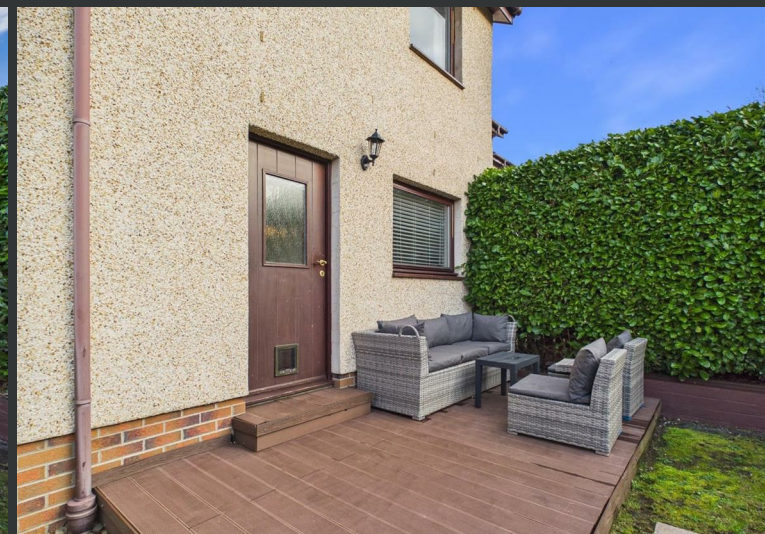
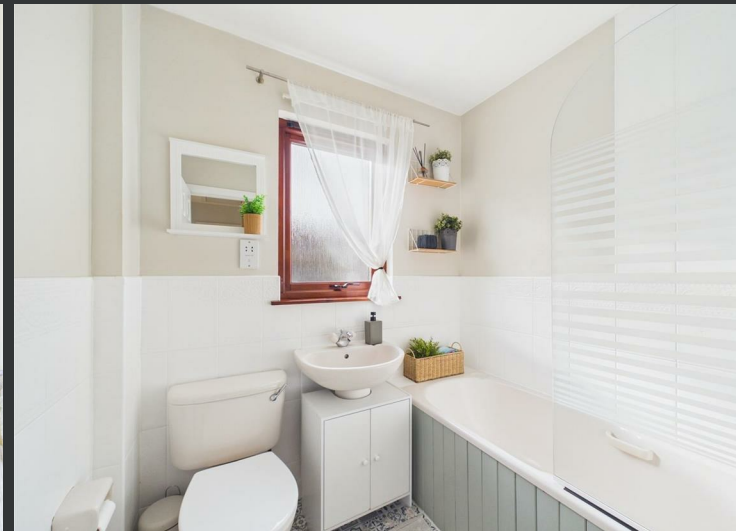
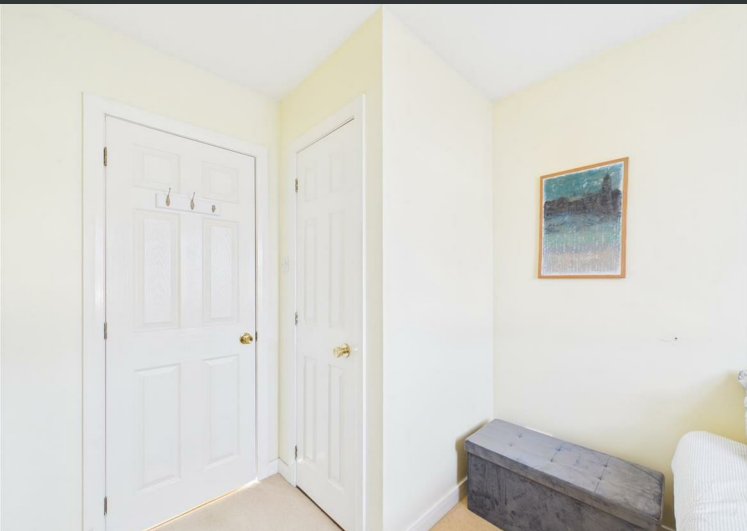




Location

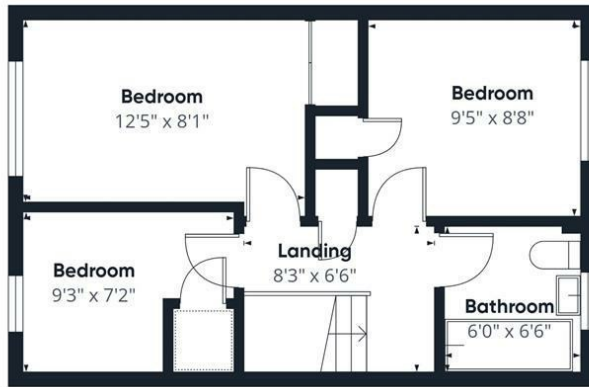
Simpson Place is situated within a desirable residential area of Perth, offering a peaceful setting while remaining close to a wide range of local amenities. Perth city centre is just a short distance away, providing shops, restaurants, leisure facilities and cultural attractions. The area is well-served by local schooling and benefits from excellent transport links, including easy access to the A9 and regular bus services. Perth's central location makes it ideal for commuting to Dundee, Edinburgh and Glasgow. Surrounded by scenic countryside, the area also offers excellent opportunities for outdoor activities, making it a highly attractive place to live.







Ground floor



Floor 1

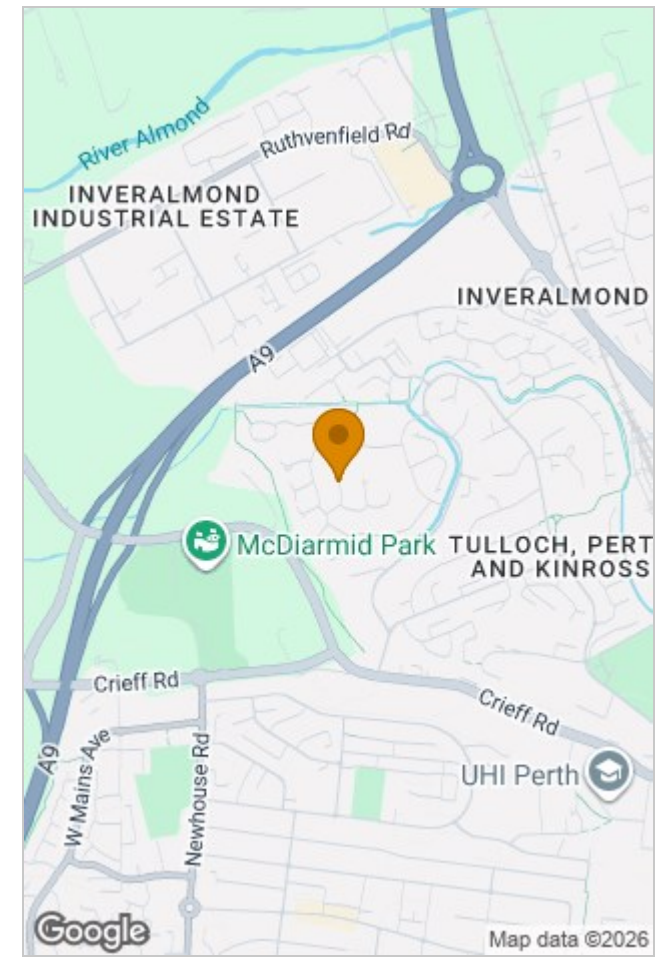


Approximate total area^m
703 ft²

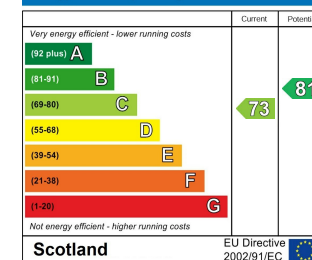
(1) Excluding balconies and terraces

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

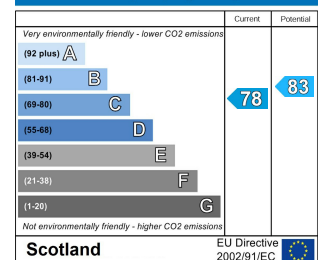
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

