



# Buy your next home with Next Home

---

Leading Perthshire Estate Agency

8 Simpson Square, Perth, PH1 5BW

---

Offers Over £125,000

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

---

8 Simpson Square, Perth, PH1 5BW

Many thanks for your interest in 8 Simpson Square, Perth, PH1 5BW.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the area

---

Perth, known as the "Fair City," is a vibrant and historic hub on the banks of the River Tay. Offering an excellent range of shops, cafés, restaurants, and cultural venues, including Perth Concert Hall and Theatre, the city blends heritage charm with modern convenience.

Outdoor enthusiasts enjoy riverside walks, nearby golf courses, and easy access to the Highlands. Perth benefits from outstanding transport links, with quick road and rail connections to Edinburgh, Glasgow, Dundee, and Inverness.



# Property Summary

---

We are delighted to bring to the market this immaculately presented 2-bedroom first floor apartment situated within a popular residential area.

The accommodation comprises entrance hall with 2 storage cupboards; bright lounge; kitchen with integrated oven, hob and extractor together with space for washing machine and fridge/freezer; bathroom with white suite and shower over the bath and 2 double bedrooms, one with fitted wardrobes.

There is double glazing and gas central heating throughout.

Externally there are communal garden grounds which are maintained by a factor and there is parking to the front.

Early viewing is highly recommended to appreciate the accommodation on offer.



# Key Property Features

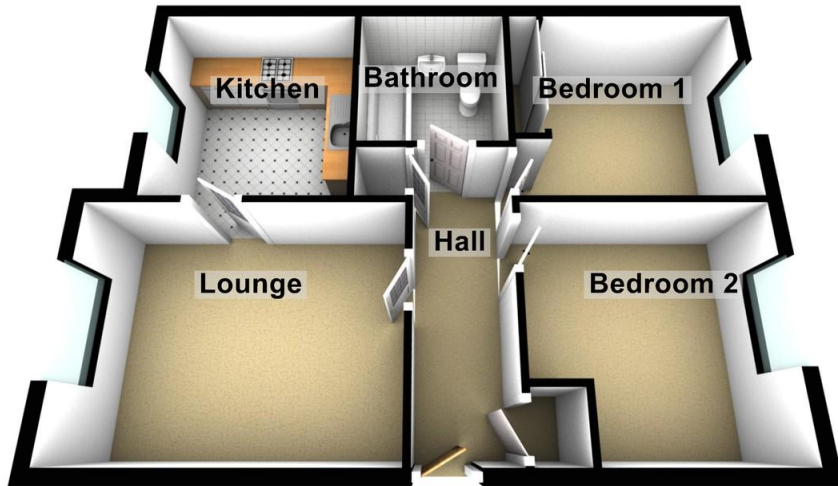
---

- ✓ First floor apartment
- ✓ Ideal for first time buyers and investors
- ✓ Secure entry door
- ✓ Bright lounge
- ✓ Kitchen
- ✓ 2 double bedrooms
- ✓ Bathroom with shower over the bath
- ✓ Double Glazing
- ✓ Gas central heating
- ✓ Parking



# Floorplans

Floor Plan





# Property Room Sizes

HALL

LOUNGE 15' 2" X 11' 0" (4.62M X 3.35M)

KITCHEN 8' 6" X 7' 11" (2.59M X 2.41M)

BEDROOM 13' 4" X 9' 9" (4.06M X 2.97M)

BEDROOM 13' 4" X 9' 9" (4.06M X 2.97M)

BATHROOM 6' 6" X 6' 0" (1.98M X 1.83M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



**NEXTHOME**  
ESTATE & LETTING AGENTS

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 – 43 Allan Street, Blairgowrie ..... 01796 54 80 14

47a Atholl Road, Pitlochry ..... 01796 54 80 14

1a James Square, Crieff ..... 01764 65 00 44

211 High Street, Auchterarder ..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent **available 7 days until 9pm***

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.

Registered Office: Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kingsgate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme