

Simple Approach



Estate Agents



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

**Offers over £128,950**



## 10, Simpson Square, Perth, PH1 5BW

Located in the popular Simpson Square, Perth, this immaculate two-bedroom, top floor flat presents an exceptional opportunity for those seeking a modern and comfortable living space. The property is in move-in condition, allowing you to settle in right away.

Upon entering, you will be greeted by a bright and airy atmosphere, enhanced by contemporary design elements throughout. The modern kitchen is well-equipped, while the stylish bathroom offers a retreat for relaxation. The property further benefits from two sizable double bedrooms with fitted storage.

The flat's prime location is another significant advantage, as it is conveniently situated close to the town centre, providing easy access to a variety of shops, cafes, and restaurants. Additionally, excellent transport links are nearby, ensuring that commuting and exploring the surrounding areas is both simple and efficient.

This property is perfect for first-time buyers, small families, or those looking to downsize, offering a blend of comfort, style, and convenience. Do not miss the chance to make this lovely flat your new home in the heart of Perth. Call Simple Approach today to book your viewing on 01738 827864.

### Lounge

11'5" x 15'8" (3.49 x 4.78)

### Kitchen

7'10" x 8'11" (2.40 x 2.72)

### Bedroom One

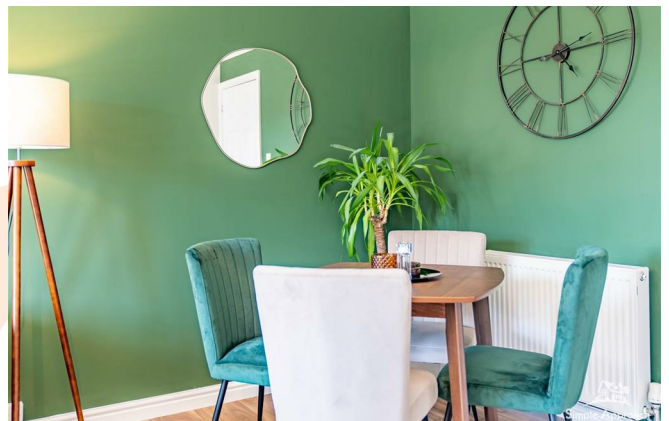
10'0" x 9'7" (3.06 x 2.94)

### Bedroom Two

9'5" x 9'10" (2.88 x 3.01)

### Family Bathroom

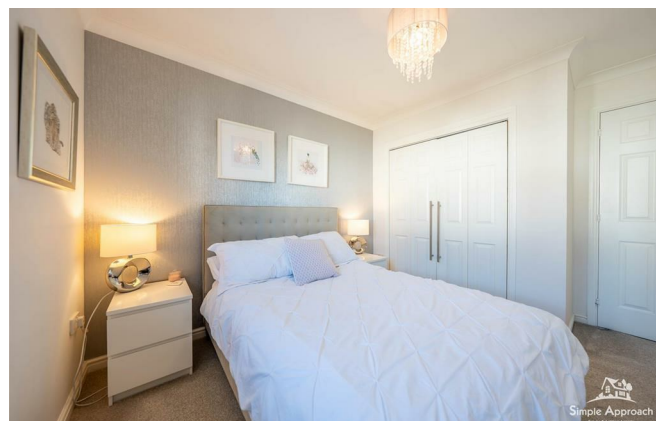
6'6" x 5'7" (1.99 x 1.71)



01738 827864



- Two Bedroom, Top Floor Flat
- Immaculate Move In Condition
- Ideal For First Time Buyers Or Couples Looking For Easy Living Close To Town
- Modern Kitchen and Bathroom
- Private Parking Space
- Secure Door Entry
- Double Rooms With Fitted Storage





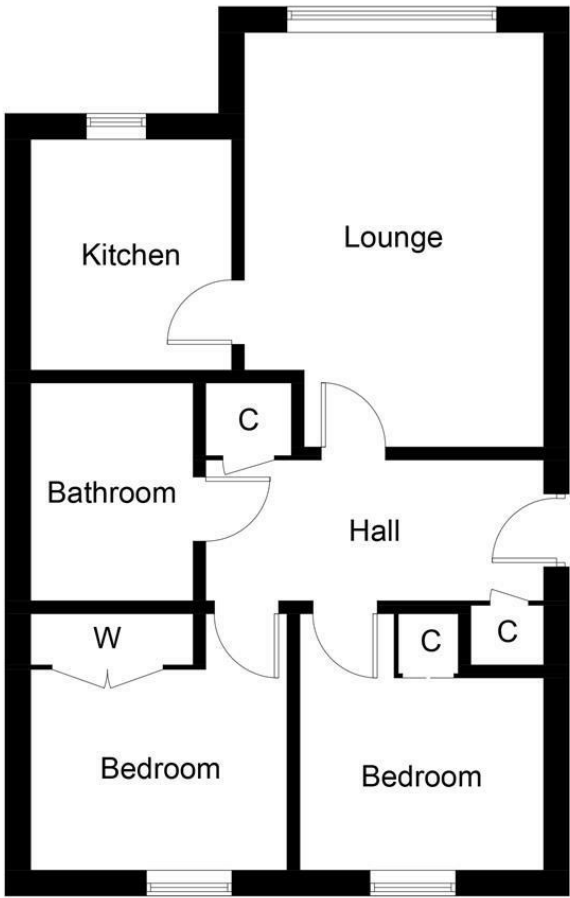
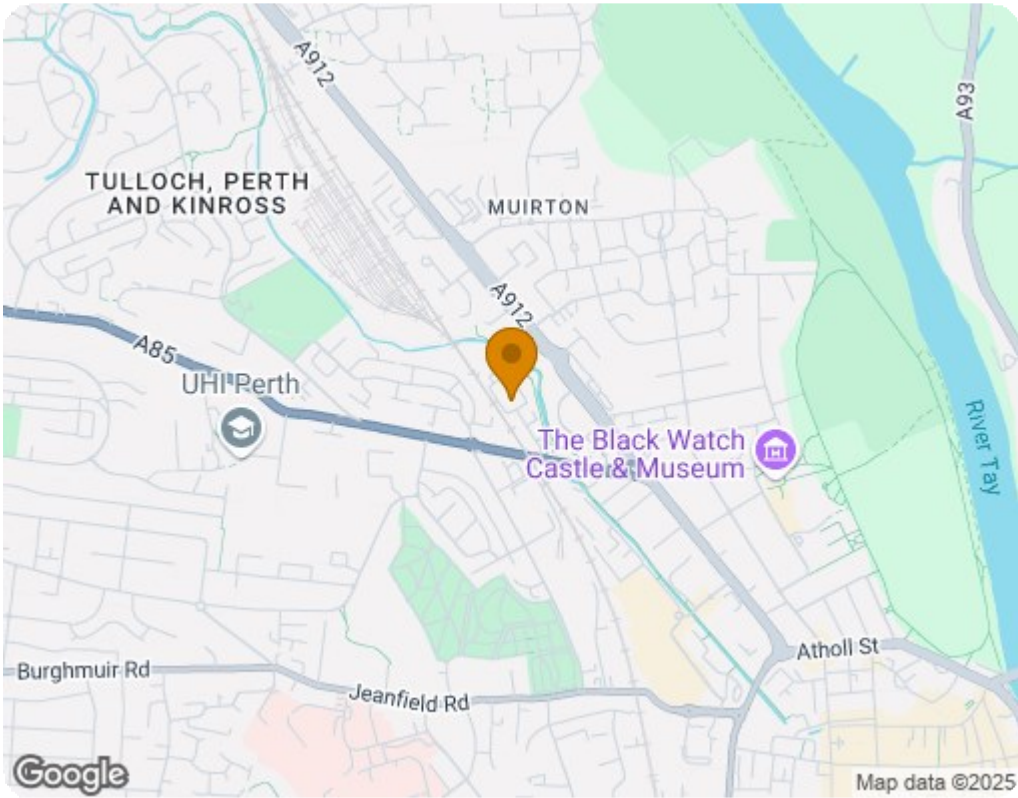


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205250)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	82	84
(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		