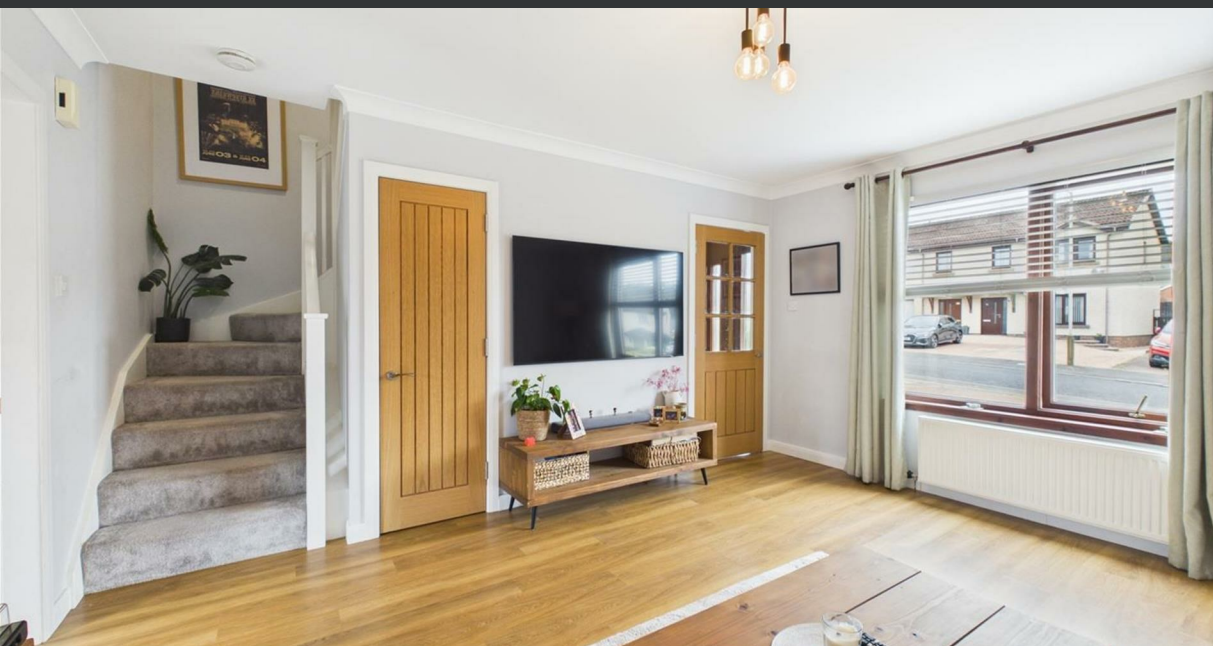




22 Simpson Place, Perth, PH1 2UG  
Offers over £210,000

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## 22 Simpson Place Perth, PH1 2UG

- Three spacious bedrooms
- Modern dining kitchen
- Ground floor WC
- Enclosed rear garden
- Private driveway
- Principal en-suite shower room
- Bright living room
- Stylish family bathroom
- Decked seating area
- Sought-after Tulloch location

Presented in excellent move-in condition, this beautifully maintained three-bedroom semi-detached home offers bright, contemporary accommodation in the ever-popular Tulloch area of Perth. Perfect for first-time buyers, young families or professionals, the property combines stylish interiors with a practical layout and an enclosed rear garden.

The welcoming vestibule leads into a spacious living room, flooded with natural light and finished in tasteful neutral décor, creating a comfortable space to relax and entertain. To the rear, the modern dining kitchen is fitted with an attractive range of contemporary units, generous worktop space and integrated appliances, with ample room for family dining. French doors provide direct access to the enclosed rear garden, while a convenient ground floor WC completes the accommodation. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are ideal for children, guests or home working and are served by a stylish family bathroom. Outside, the fully enclosed rear garden enjoys a lawn, patio and decked seating area, providing an excellent space for outdoor entertaining and family life. A private driveway to the front offers off-street parking. Located within a sought-after residential development close to excellent amenities, schools and transport links, this impressive home is ready for its next owners to simply move in and enjoy.

Offers over £210,000





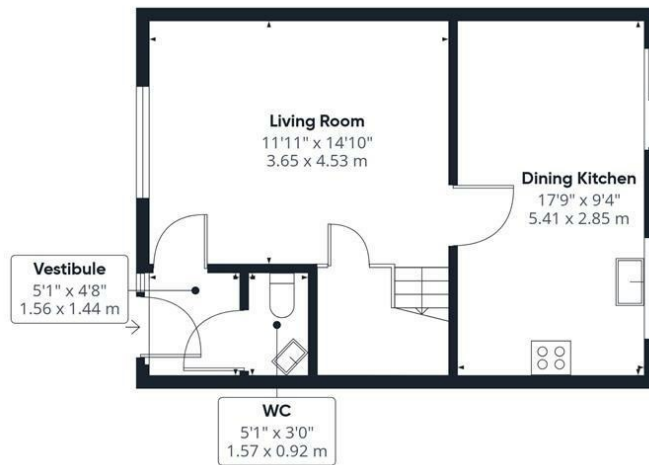
## Location

Simpson Place is situated within the highly desirable Tulloch area of Perth, a popular residential location well suited to families and professionals alike. The area offers excellent local amenities, including supermarkets, cafés, schools and leisure facilities, all within easy reach. Perth city centre is only a short drive away, providing an extensive range of shopping, dining and entertainment options. Excellent transport links, including quick access to the A9, make commuting to Dundee, Edinburgh, Glasgow and Inverness straightforward. Nearby parks, walking routes and green spaces add to the appeal, making Oakbank a fantastic location for modern family living.









Ground floor



Floor 1



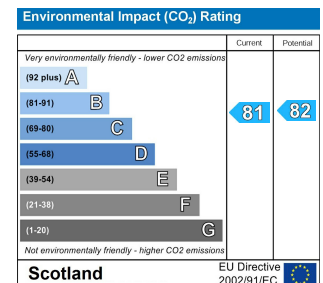
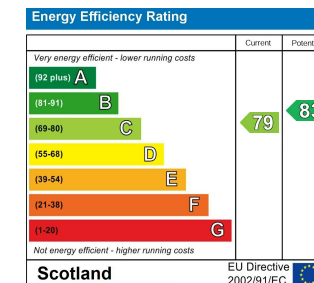
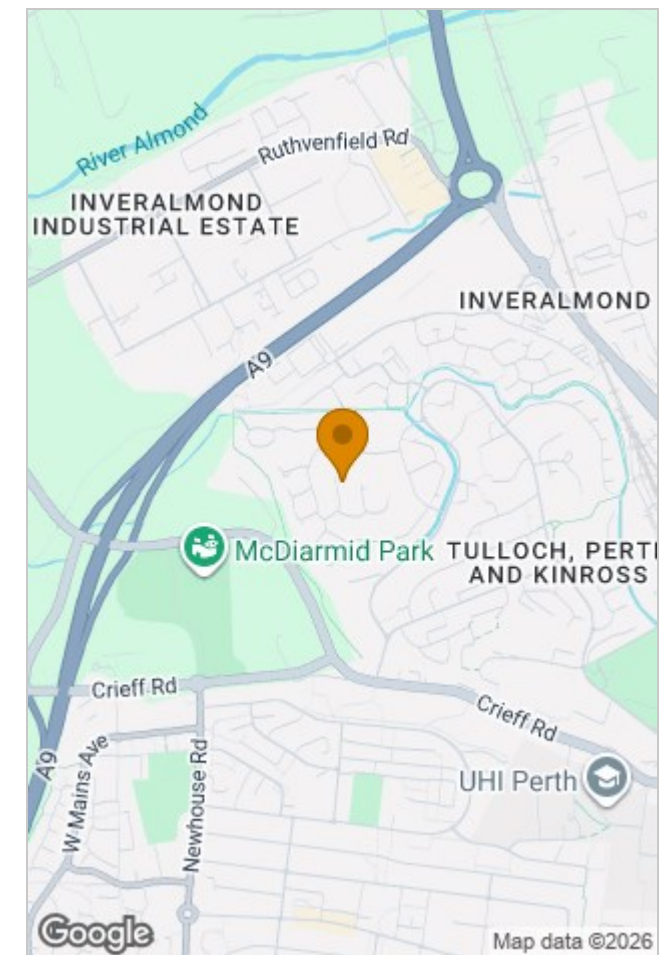
Approximate total area<sup>(1)</sup>

790 ft<sup>2</sup>  
73.4 m<sup>2</sup>

(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



## 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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