



**Premier
Properties**
Perth



7 Simpson Place, Perth, PH1 2UG

Offers Over £205,000

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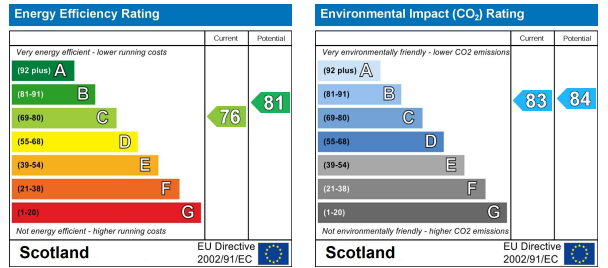
As you enter, you are greeted by a welcoming entrance hall that leads to a well-appointed kitchen, perfect for culinary enthusiasts. The spacious living room offers a comfortable space for relaxation and entertaining, while a convenient WC adds to the practicality of the ground floor.

Venturing upstairs, you will find a family bathroom and three generously sized bedrooms, providing ample space for family living or guests. The property benefits from gas central heating, ensuring warmth and comfort throughout the seasons, and the double-glazed windows enhance energy efficiency and noise reduction.

Externally, the house boasts off-street parking at the front, a valuable feature in this sought-after location. The garden grounds are a true highlight, with a private, fully enclosed rear garden that is mainly laid to lawn, complemented by a lovely patio area, ideal for outdoor gatherings or simply enjoying the fresh air.

The location gives easy access to many local amenities, travel links, local bus route, schooling and also the SSE Headquarters. Perth itself offers a range of amenities including numerous High Street shops and businesses, café quarter, restaurants, cinema, conference centre, leisure facilities, railway station, hospital, doctor surgeries, dentists, primary and secondary schools which are all within close proximity. Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.

- 3 bed semi-detached house
- Sought after Perth location
- Ready to move in
- Entrance hall and WC
- Gas central heating
- Double glazed windows
- Private, enclosed rear garden
- Off-street parking available
- Front and rear garden
- Viewing recommended



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