



9 SIMPSON PLACE
PERTH PH1 2UG

 [To view the HD video click here](#)



A beautifully presented, three bedroom semi detached villa located in a quiet residential area of Perth. Offering spacious accommodation throughout, the ground floor boasts a welcoming hallway, cloakroom, luxury fitted modern kitchen with bespoke base and wall units, some at full ceiling height with granite worktop. The large lounge offers ample space for dining furniture and has a useful built in storage cupboard and patio doors leading to the fully enclosed rear garden.

The upper floor has two double bedrooms both with built in storage and a further single bedroom again with a deep built in storage cupboard. The family bathroom is fitted with a WC, wash hand basin and bath with shower over.

Externally to the front is a driveway providing off street parking whilst to the rear, is a well maintained enclosed garden with a patio area and useful garden shed which may be available by separate negotiation.



AT A GLANCE

Three bedroom semi detached villa

Large lounge

Luxury fitted modern kitchen

Family bathroom



THE FINER DETAIL

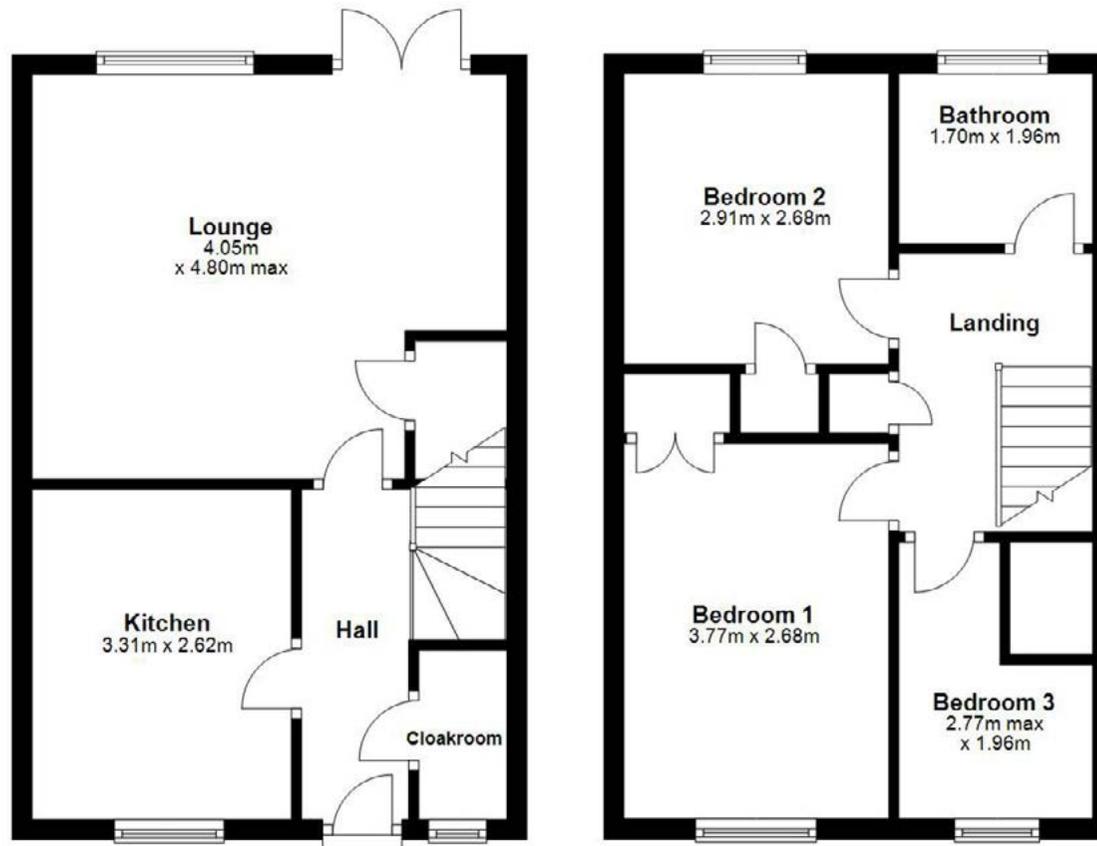
Driveway

Off street parking

Enclosed garden

EPC Band C





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Approx gross internal area 775 sqft | 72 sqm
Property reference XF1487

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

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