



**Wyllie & Henderson**  
Property



## **84 Simpson Square, Perth PH1 5BW**

Well proportioned, top floor apartment enjoying a peaceful, yet convenient location on the fringe of Perth City Centre. Internally, the property is presented in first class condition and offers generous living space throughout. Perth City Centre is within walking distance whereby there are many quality shops and restaurants. The property is also conveniently located within close proximity of a major supermarket. Early viewing is highly recommended.

- **Hallway**
- **Lounge**
- **Kitchen**
- **Bedroom**
- **Bathroom**
- **Secure Entry and Parking**
- **Gas Central Heating**
- **Double Glazing**

**OFFERS OVER £99,000**



**Perthshire Solicitors  
Property Centre**

[www.wyllie-henderson.co.uk](http://www.wyllie-henderson.co.uk)



The property is entered via a secure entry outer door which leads to the communal close and stairs. 84 Simpson Square is on the top floor and the flat itself is accessed via its own secure outer door which leads to a spacious and welcoming hallway.

#### **HALLWAY**

The Hallway gives access to all rooms; cupboard housing hot water tank; further storage cupboard; access hatch to loft area which is ideal for storage purposes; radiator; light fitting; double power point; fitted carpet.

#### **LOUNGE (4.14m (13'6) x 4.49m (14'8) not including bay)**

Beautiful, bright spacious room with bay window providing an open outlook to the west; horizontal window blind; fitted carpet; television point; Sky television point; power points; light fitting; 2 radiators; cornicing.

#### **KITCHEN (4.00m (13'1) x 2.40m (7'10) approx)**

Attractive, modern fitted kitchen with a range of wall and base units providing good storage; excellent worktop space; stainless steel sink with drainer; Electrolux stainless steel oven; gas hob with extractor hood; additional extractor fan; ample power points; vinyl floor covering; double glazed window; radiator; light fitting \* Please note that the white goods maybe included in the sale by separate negotiation.



#### **BEDROOM (3.94m (12'11) x 2.99m (9'9) approx)**

Good sized double bedroom; double glazed window with horizontal blind; radiator; television point; power point; light fitting; fitted wardrobe unit with shelf and hanging space; fitted carpet; cornicing.

#### **BATHROOM (3.02m (9'10) x 2.19m (7'2) approx)**

Spacious bathroom with 3 piece suite incorporating bath with over bath mains powered shower, WC and wash hand basin; fully tiled around shower area, partial tiling to remaining walls; radiator; extractor fan; light fitting; fitted carpet; fitted mirror; double glazed opaque window.

#### **EXTERNALLY**

The property has the benefit of the use of a communal parking area. The development of which the property forms part is currently factored and the current owner contributes a sum towards the cleaning of the communal stair and close, the general maintenance of the development and the buildings insurance policy.

**VIEWING: Contact Mr Gregor on 07977 574 931 or Contact Selling Agents**

**COUNCIL TAX BAND: C**



Whilst Wyllie & Henderson Solicitors & Estate Agents make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchaser/s should satisfy themselves as to the accuracy of all information.

**If you are thinking of selling your own property, please contact us on 01738 638 465 for advice and a free pre sale valuation.**

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