Simple Approach

Estate Agents







16 Hospital Street, Perth

PH2 8HN

Offers over £160,000

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

16 Hospital Street, Perth, PH2 8HN

Simple Approach are delighted to welcome to the market this modern and beautifully presented three-bedroom property, situated on Hospital Street in Perth.
Offering spacious and comfortable accommodation throughout, the property is presented in move-in condition and would make an ideal home for a range of buyers.
The property benefits from generous-sized rooms and two bathrooms, including an en-suite to the master bedroom. The accommodation is modern throughout, with generously proportioned rooms providing plenty of space for comfortable everyday living.
The property is located within easy reach of Perth city centre, providing convenient access to a wide selection of shops, cafés, restaurants, leisure facilities and other everyday amenities. Excellent transport links also make the property well placed for those commuting within Perth and further afield.

Livingroom
12'4"c 12'5" (3.78c 3.81)

Kitchen/ Dining
9'11"x 19'2" (3.03x 5.85)

Bedroom 3
9'9"x 12'5" (2.99x 3.80)

Family Bathroom
7'9"x 4'10" (2.38x 1.48)

Master Bedroom 1
12'6"x 17'1" (3.82x 5.22)

En Suite
7'1"x 6'8" (2.18x 2.05)

Bedroom 2
7'2"x 10'6" (2.20x 3.21)











- Generously proportioned rooms
- Bright and spacious accommodation
- Bright & Spacious Throughout
- En-suite shower room to the master bedroom
- Close to a wide range of local amenities
- Gas Central Heating
- Immaculate Move-in condition
- Ideal family home
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!











Ground Floor **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326978)



