

Simple Approach



Estate Agents



**8e Barossa Place, Perth  
Perthshire PH1 5HG**

**Offers over £89,950**

Simple Approach are delighted to welcome this second floor flat on Barossa Place to the residential market. Set in the heart of the City Centre, this home boasts sought after features such as high ceilings, cornices, exposed hard wood flooring and neutral decoration throughout. This delightful apartment lends itself to a wide range of buyers and would be ideally-suited to a commuting professional, first time buyer or mature buyers looking for the very best in quality and design without compromising locality to amenities such as Perth Train & Bus Station just 5 minutes walk away and all shops, bars and restaurants found on the City's High Street which are all right on your doorstep. This beautiful property comprises; a bright and welcoming lounge with elegant feature fireplace, a beautiful kitchen with feature window, two bedrooms and a shower room. Only a viewing will be able to confirm and appreciate the excellent and very central location.

**Livingroom**

15'7" x 13'10" (4.75 x 4.24)

**Kitchen**

12'7" x 10'6" (3.86 x 3.22)

**Bedroom**

13'3" x 10'9" (4.05 x 3.28)

**Bedroom**

6'5" x 10'1" (1.96 x 3.09)

**Bathroom**

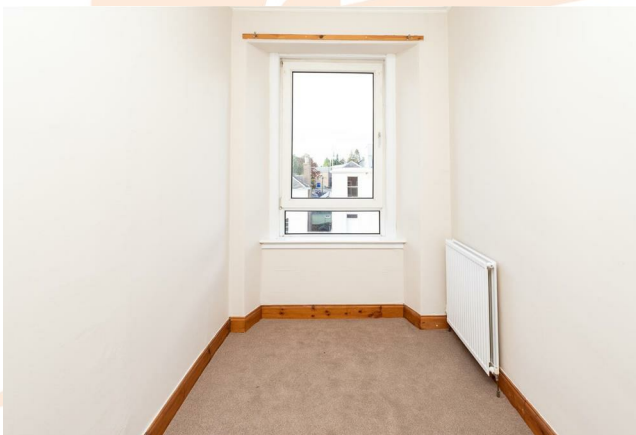
5'3" x 7'0" (1.61 x 2.14)

**External**

There is ample on street parking available on Barossa Place, Stormont Street and in the neighbouring areas of Perth City Centre, where a parking permit can be obtained from Perth & Kinross Council at an affordable rate of approximately £145 per year.

**Location**

This property could not be better situated for its locality to nearby amenities including businesses and shopping found in the city centre. The North Inch Park with sports and leisure facilities and picturesque River Tay are only a few steps away from the property. For the commuter this property is ideally placed as both the Broxden and Inveralmond roundabouts are within a short driving distance, providing quick motorway links to larger cities. Public transport is readily available nearby via Perth train and bus stations, both offering easy, accessible links to Dundee, Edinburgh, Inverness and Glasgow.







- Spacious Two Bedroom Apartment
- Great Central Location
- Close To All Amenities Including The North Inch
- Move In Condition
- Original Traditional Features





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>		EU Directive 2002/91/EC