

Simple Approach



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

Offers over £106,000

Simple Approach are delighted to welcome this absolutely immaculate First Floor flat on Barossa Place to the residential market. Set in the heart of the City Centre, this stunning home offers the highest standard of accommodation from start to finish, boasting 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 stylish bathroom with shower over bath facility. This property had recently had brand new windows installed in the living room and both bedrooms, newly tiled bathroom floor. Only a Viewing will be able to confirm and appreciate the overall quality of property on offer, as well as the excellent and very central location.

Livingroom

14'8" x 13'6" (4.48 x 4.14)

Kitchen

9'4" x 7'11" (2.85 x 2.42)

Bedroom 1

10'7" x 13'3" (3.24 x 4.04)

Bedroom 2

9'10" x 6'4" (3.00 x 1.94)

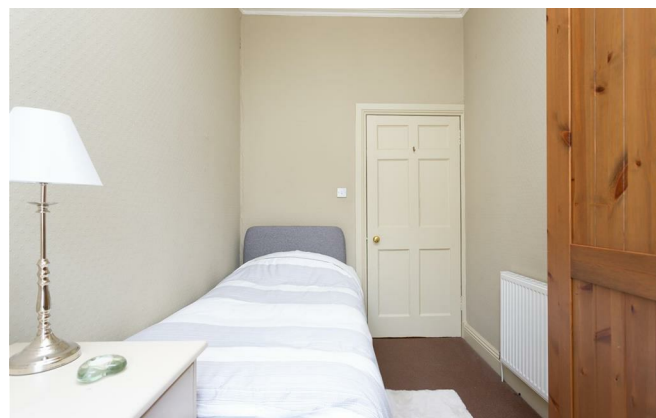
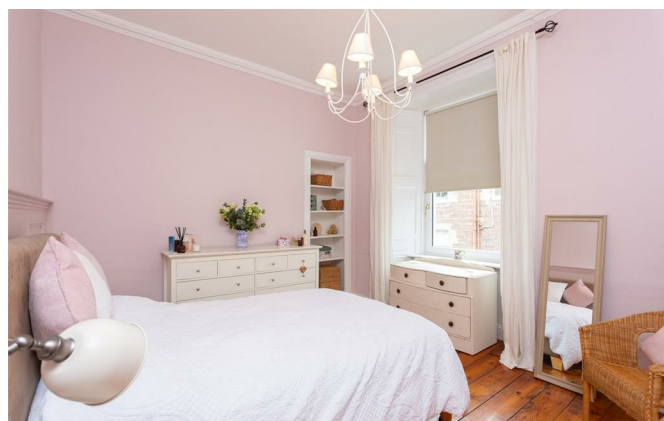
Bathroom

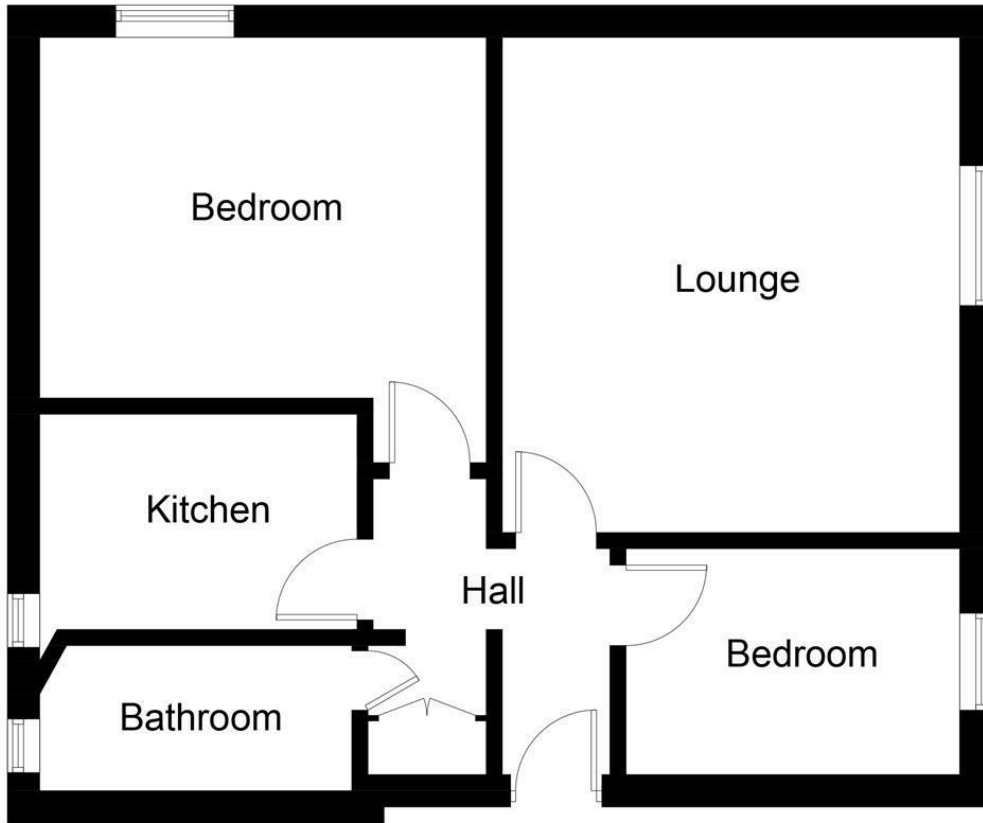
11'2" x 3'8" (3.41 x 1.13)





- Two Bed First Floor Flat
- Stunning Décor Throughout
- Desirable Location
- Ample On Street Parking
- Close To All Local Amenities
- Additional Storage Space Provided By Large Attic Store Room





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC