



**Premier
Properties**
Perth



Barossa 2 Barossa Place, Perth, PH1 5HG Offers Over £339,950

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Spanning a single level, the generously proportioned accommodation comprises a welcoming and spacious entrance hall, an elegant living room featuring decorative corning and a charming fireplace, and a contemporary fully fitted kitchen with integrated appliances and ample space for dining. A separate utility room provides additional convenience, complete with a sink and space for white goods.

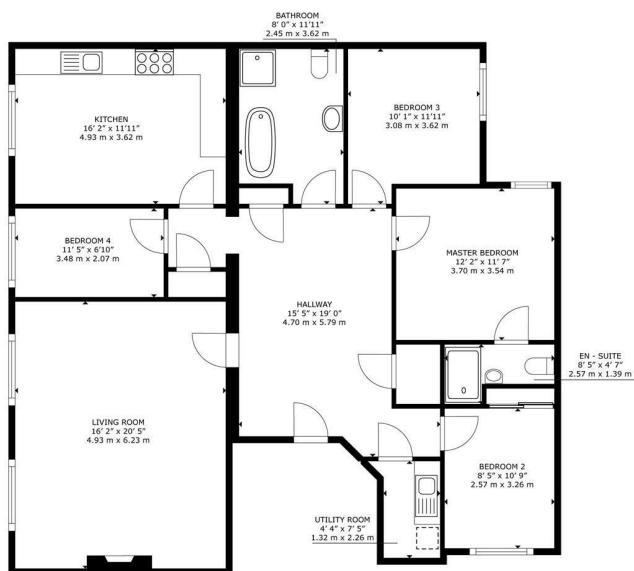
The property offers three well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, as well as a versatile fourth bedroom that can serve as a single bedroom, home office or nursery. A stylish family bathroom with both a bath and a separate shower completes the internal layout.

Further benefits include gas central heating, a secure door entry system, and access to permit parking.

Barossa Place is situated in one of Perth's most sought-after locations, just a short stroll from the vibrant city centre. Residents enjoy easy access to a wealth of amenities including the theatre, concert hall, café quarter, and excellent shopping facilities. For those seeking tranquility, the expansive North Inch Parklands are quite literally on the doorstep, offering a perfect balance of city living and natural beauty.

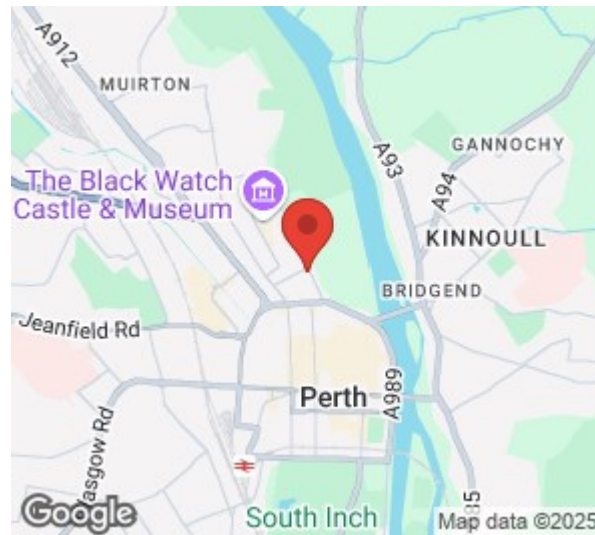
- 4 Bedrooms
- Attractive Views
- Charming Features
- Desirable Area
- Gas Central Heating
- Move In Condition
- On Street Parking
- Secure Door Entry System
- Traditional Features





Barossa, 2 Barossa Place, Perth, PH1 5HG

GROSS INTERNAL AREA
FLOOR PLAN: 1,346 m² (1,449 sq.ft.)
TOTAL: 134.6 m² (1,449 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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