

Simple Approach



Estate Agents



26 Barossa Street, Perth  
PH1 5NR

Offers over £212,995



This beautifully presented three-storey end-terraced house on Barossa Street, Perth, offers generous, thoughtfully designed living space ideal for families, professionals, or first-time buyers. The ground floor boasts a stylish open-plan layout that seamlessly combines a contemporary kitchen and dining area. The kitchen is fitted with modern units, and features a sleek breakfast bar. The open-plan design allows for flexible use of space, with room for a dining table and direct access to the rear garden.

On the first floor, a bright and welcoming lounge, enhanced by large windows that flood the room with natural light. A well-appointed bathroom on this level includes tasteful, neutral décor. The top floor accommodates two spacious double bedrooms, both with generous proportions, making them ideal for family members, guests, or home office use. Outside, the property benefits from a fully enclosed private rear garden as well as access to a landscaped community garden shared by neighbouring properties. The house also features efficient gas central heating and double glazing throughout, ensuring year-round warmth and energy efficiency. Conveniently located close to local amenities, schools, and transport links, this property offers a superb blend of comfort, style, and practicality.

### Lounge

10'3" x 11'7" (3.14 x 3.54)

### Kitchen

9'8" x 8'6" (2.95 x 2.61)

### Bedroom One

15'4" x 10'10" (4.68 x 3.31)

### Bedroom Two

10'11" x 15'8" (3.34 x 4.78)

### Bedroom Three

9'8" x 9'6" (2.95 x 2.90)

### Family Bathroom

9'0" x 8'3" (2.75 x 2.53)

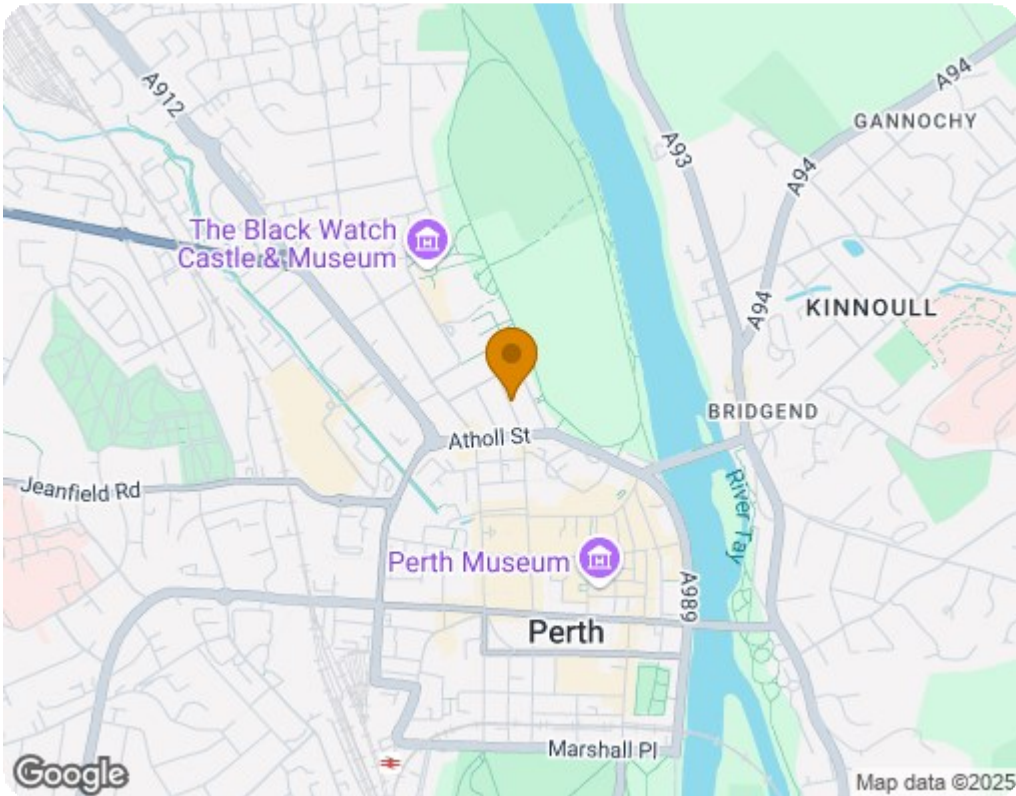
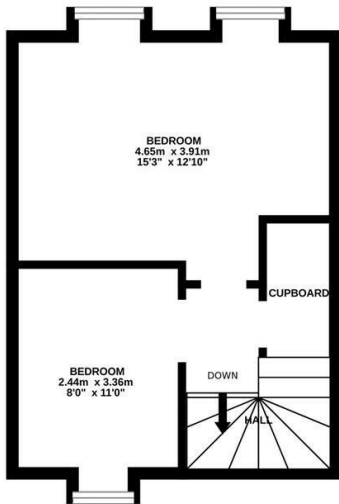
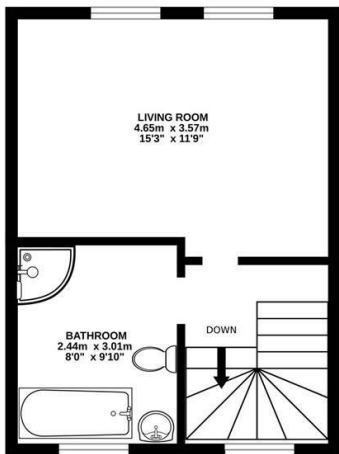
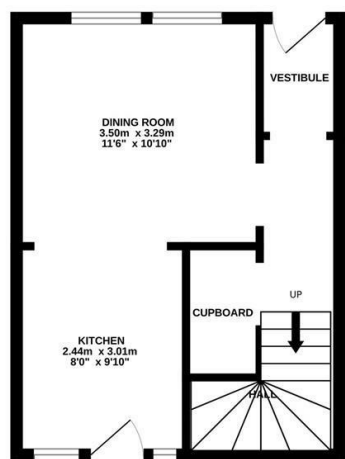




- Three Storey House
- Well Presented Throughout
- On Street Parking
- Two Generous Bedrooms
- Bright & Spacious Lounge
- Access To Community Garden And Private Rear Garden
- Open Plan Kitchen / Dining Area
- Gas Central Heating & Double Glazing







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		