

Simple Approach



**8F Barossa Place, Perth  
PH1 5HG**

**Offers over £129,995**

Situated in the desirable Barossa Place in Perth, this charming flat presents an excellent opportunity for both first-time buyers and investors. The property boasts two spacious double bedrooms, providing ample space for relaxation and comfort. The modern kitchen and dining area create a welcoming environment, perfect for entertaining guests or enjoying family meals. This home also enjoys a modern bathroom with separate shower and bath.

The apartment is in walk-in condition, allowing you to settle in without the need for any renovations. With gas central heating and double glazing, you can enjoy a warm and energy-efficient home throughout the year.

One of the standout features of this property is the stunning views of the North Inch, offering a picturesque backdrop that enhances the overall appeal of the home. Additionally, the location is highly sought after, with easy access to all local amenities, ensuring that you have everything you need right at your doorstep.

This property is not just a flat; it is a wonderful place to call home, combining comfort, convenience, and captivating views in one attractive package. Don't miss the chance to make this delightful property your own.

**Lounge**

14'2" x 14'9" (4.33 x 4.50)

**Kitchen**

11'5" x 13'1" (3.49 x 4)

**Bedroom One**

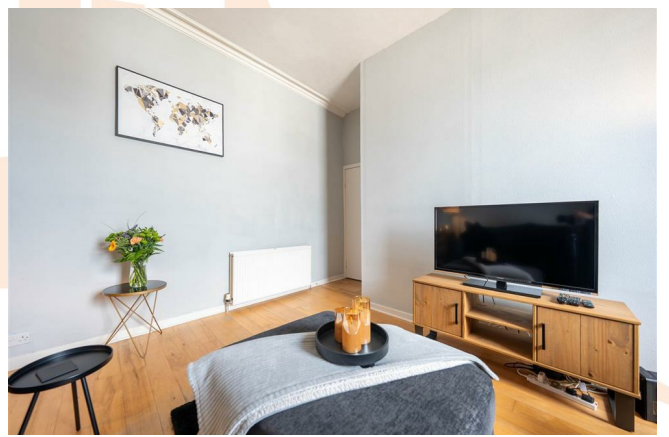
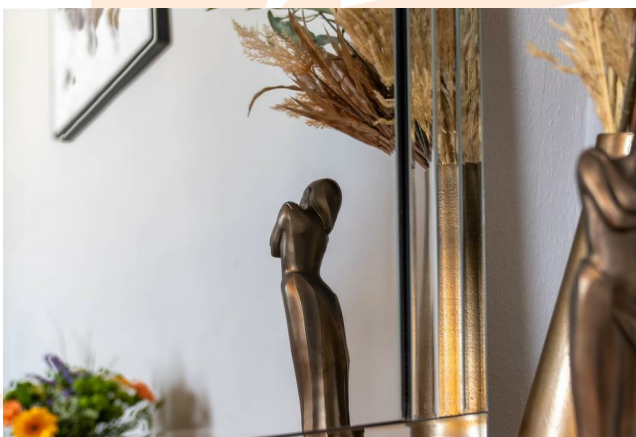
10'9" x 14'0" (3.28 x 4.28)

**Bathroom**

3'10" x 9'11" (1.17 x 3.03)

**Bedroom Two**

10'5" x 6'6" (3.19 x 2)

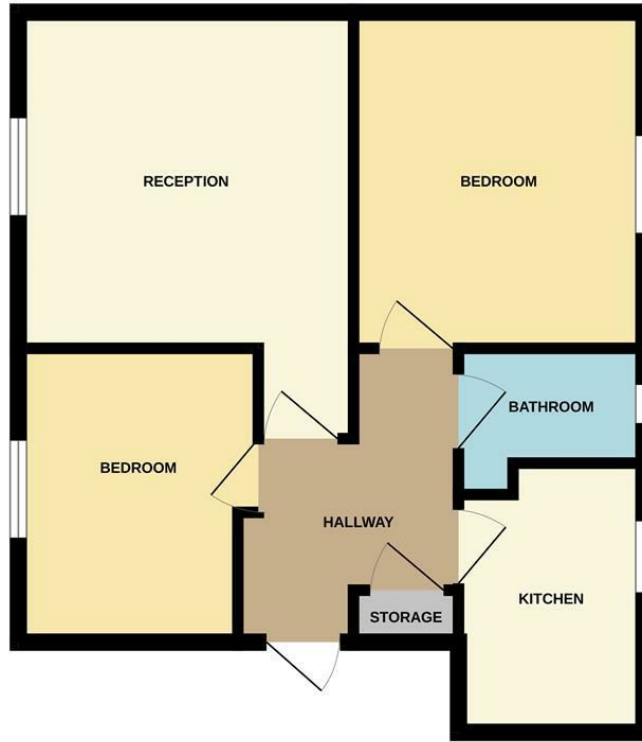




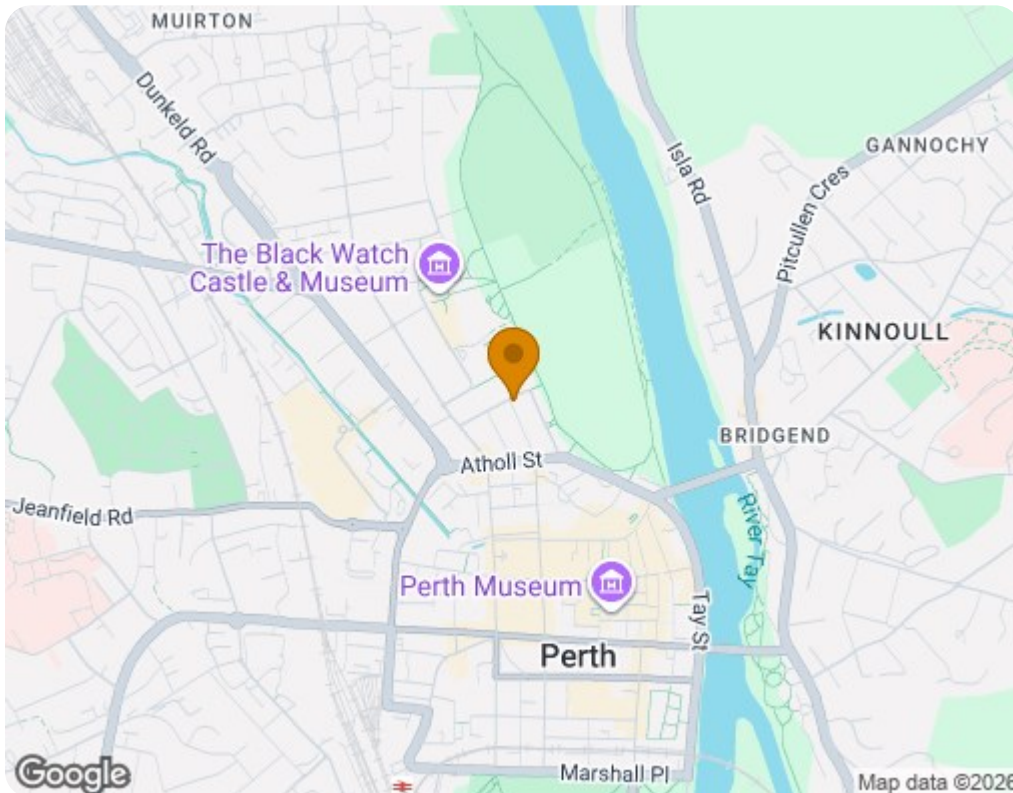
- Immaculate Walk In Condition
- Gas Central Heating & Double Glazing
- Sought After Location
- Two Spacious Double Bedrooms
- Great For First Time Buyers And Investors
- Close To All Local Amenities
- Modern Kitchen/Dining
- Stunning Views Of The North Inch
- Think this might be the property for you? Contact our mortgage team to discuss your options!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			77
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(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>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(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	