

Simple Approach



8C Ballantine Place, Perth
Perthshire PH1 5RS

Offers over £79,950

Simple Approach are delighted to welcome this well-presented first-floor flat to the Perth market, set within the popular and convenient area of Ballantine Place. This charming home offers bright and spacious accommodation throughout, making it an ideal purchase for a range of buyers, including first-time homeowners, investors, or those looking to downsize.

The property comprises a welcoming hallway leading to a generous lounge filled with natural light, a large kitchen offering ample space for dining, a good-sized double bedroom, and a bathroom. The flat has been maintained to a good standard, creating a comfortable and inviting living space ready for immediate occupation.

Externally, residents benefit from a well-kept communal rear garden and has convenient on-street parking to the front. Further benefits include gas central heating and double glazing throughout, ensuring warmth and efficiency all year round.

Situated close to Perth city centre, this property enjoys easy access to local shops, cafes, transport links, and other amenities, offering the perfect blend of comfort and convenience in a sought-after location.

Lounge

15'8" x 15'1" (4.80 x 4.61)

Kitchen

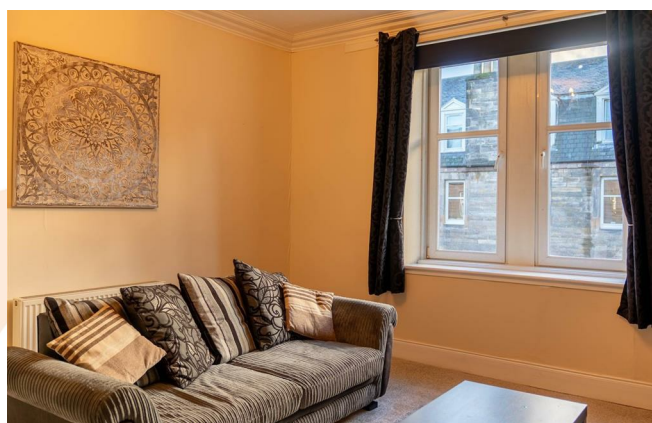
14'9" x 10'4" (4.50 x 3.15)

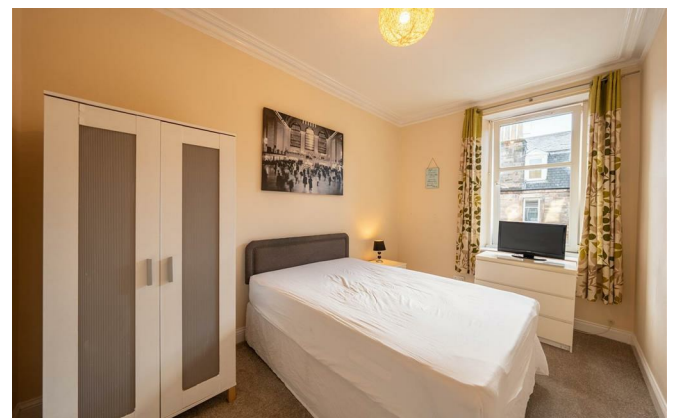
Bedroom

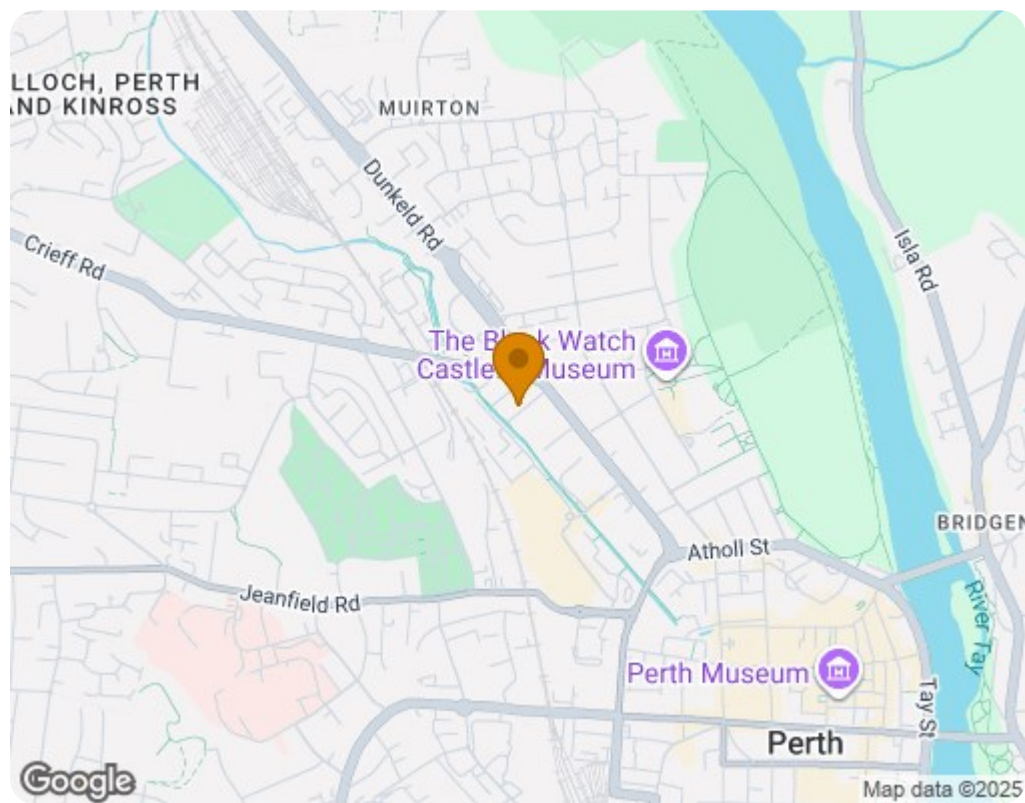
8'5" x 13'1" (2.58 x 4.00)

Bathroom

6'3" x 6'9" (1.93 x 2.06)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	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	81	85
(69-80) C		
(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