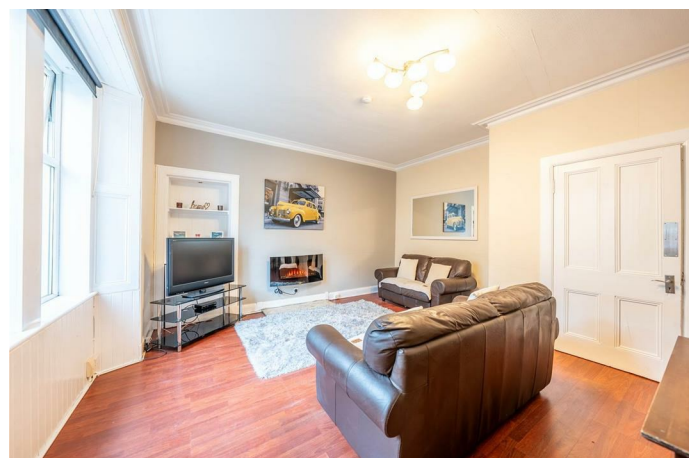


Simple Approach



**9a Ballantine Place, Perth
PH1 5RR**

Offers over £67,950

This well-presented one-bedroom flat on Ballantine Place, Perth offers bright and comfortable accommodation in a highly sought-after location, making it an excellent opportunity for a range of buyers.

The property features a spacious and welcoming lounge, filled with natural light. The kitchen is modern and well laid out, offering ample storage and workspace for everyday living. The double bedroom is generously sized, while the shower room is modern and well-appointed.

Further benefits include gas central heating and double glazing throughout, ensuring warmth, efficiency, and comfort all year round. Ideally located close to local amenities, transport links, and Perth city centre, this attractive flat is perfectly suited for first-time buyers, couples, or investors seeking a property in a desirable and convenient area.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

Lounge

17'7" x 13'1" (5.37 x 4.00)

Kitchen

9'9" x 5'1" (2.98 x 1.57)

Bedroom

7'10" x 12'11" (2.39 x 3.94)

Shower Room

8'3" x 3'7" (2.54 x 1.11)





- Well Presented Flat
- Gas Central Heating & Double Glazing
- One Generous Bedroom
- Ideal For First Time Buyers
- Sought After Location
- Central Location



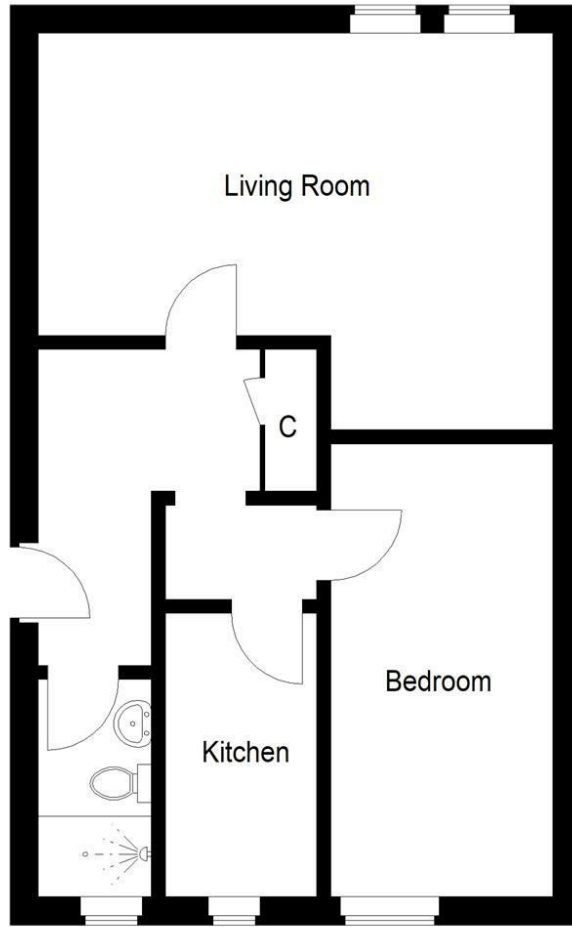
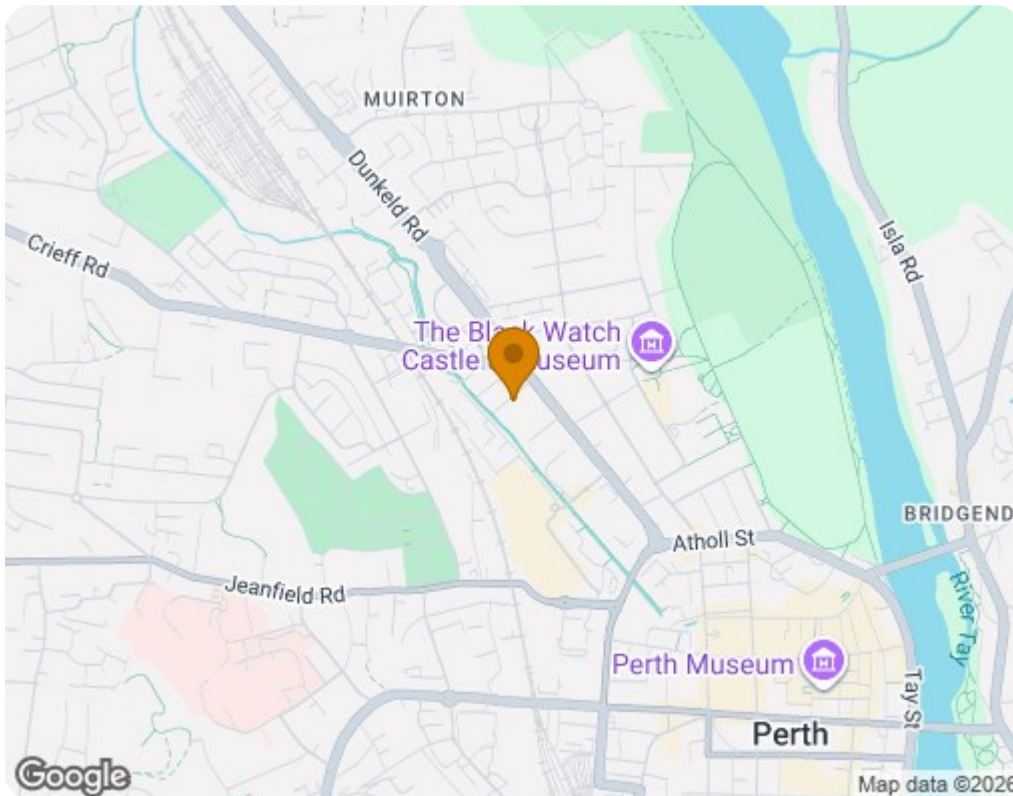


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1292499)



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