



**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.

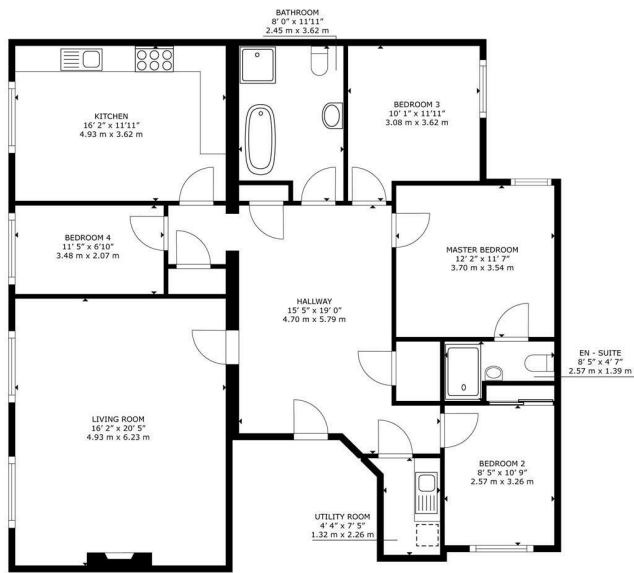
The property offers three well-proportioned double bedrooms, including a principal bedroom with en-suite facilities, as well as a versatile fourth bedroom that can serve as a single bedroom, home office or nursery. A stylish family bathroom with both a bath and a separate shower completes the internal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

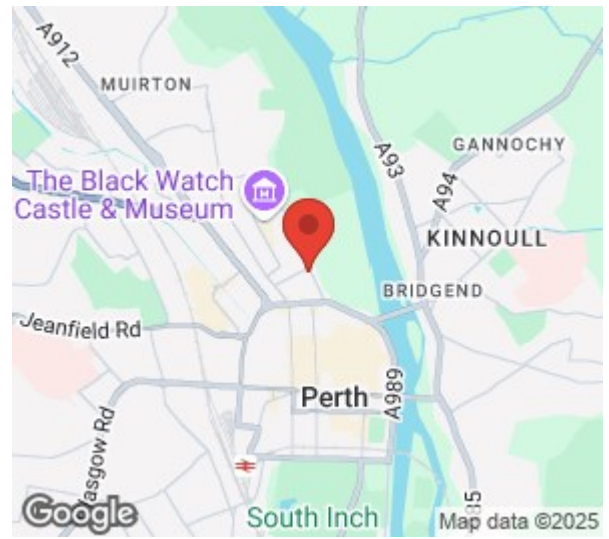
- 4 Bedrooms
- Attractive Views
- Charming Features
- Desirable Area
- Gas Central Heating
- Move In Condition
- On Street Parking
- Secure Door Entry System
- Traditional Features





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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) 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			Scotland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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