



**Premier
Properties**
Perth



14/ 16 Barossa Place, Perth, PH1 5HH

Offers Over £498,000

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14/ 16 Barossa Place Perth, PH1 5HH



A rare chance to acquire an exceptional Grade B Listed villa occupying a double plot, five bedrooms, and a self-contained one-bedroom annex in one of the city's most sought-after locations. Generous proportions, outstanding period character, and a layout of remarkable versatility.

Positioned just a short walk from Perth city centre, the North Inch, and the River Tay, the property enjoys excellent access to a full range of amenities and transport links, making it as practical as it is desirable.

- 5 spacious bedrooms
- Additional self-contained one-bedroom flat/annexe, perfect for guests, extended family, or rental potential
- Highly versatile accommodation, ideal for large families or multi-generational living
- Private driveway providing off-street parking
- Stylish and well-finished bathrooms
- Great transport links





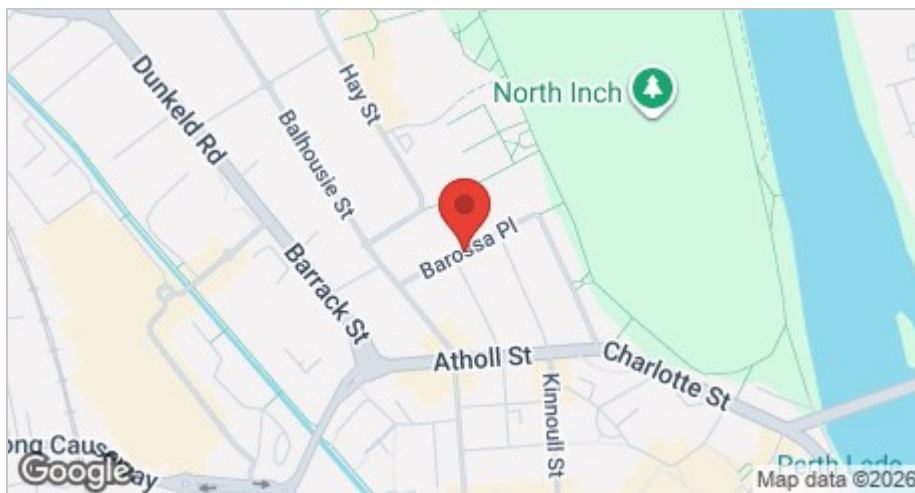


16 BAROSSA PLACE, PERTH, PH1 5HH



Total: 3473 sq. Ft, 323 m²
 Ground Floor: 1615 sq. Ft, 150 M², 1st Floor: 1270 sq. Ft, 118 M², 2nd Floor: 588 sq. Ft, 55 m²
 Excluded Areas: Utility: 50 sq. Ft, 5 M², Stairwell: 22 sq. Ft, 2 M², Fireplace: 7 sq. Ft, 1 M²,
 Walls: 276 sq. Ft, 24 m²

All Measurements Are Approximate And For Display Purposes Only



Viewing

Please contact our Premier Properties Perth Office on 01738 44 22 55 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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