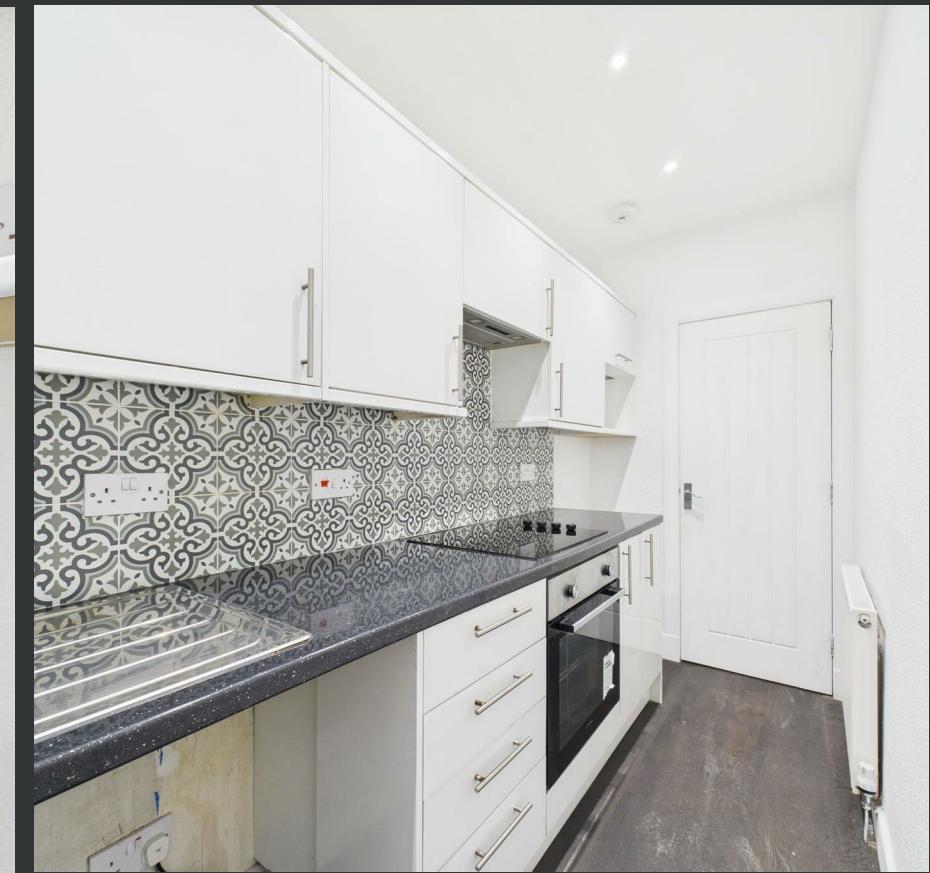
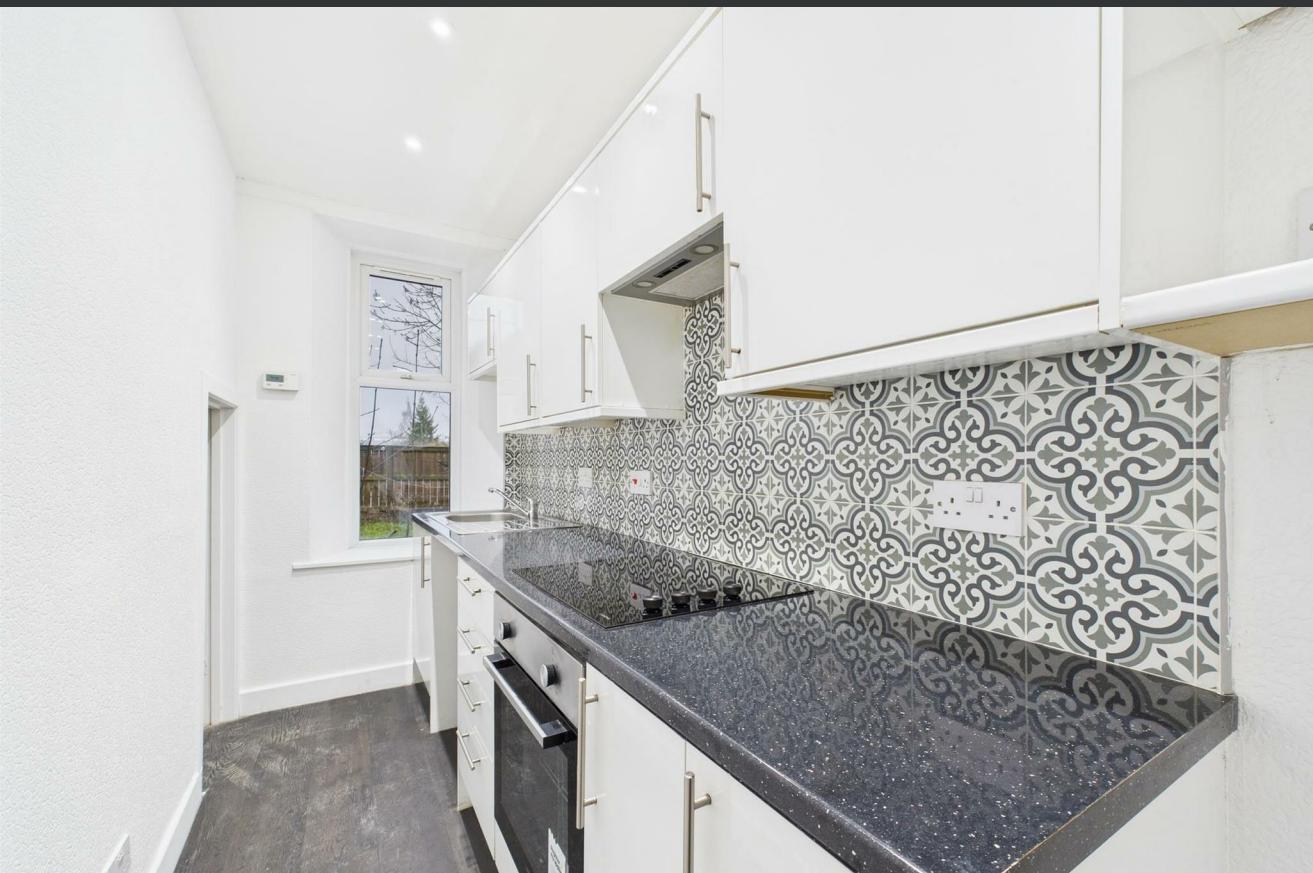




13B Ballantine Place, Perth, PH1 5RR
Offers over £80,000





- First-floor traditional flat
- Bright and spacious living room
- Contemporary shower room
- Double glazing
- On-street parking nearby
- Two well-proportioned bedrooms
- Modern fitted kitchen
- Gas central heating
- Neutral décor throughout
- Central Perth location

13b Ballantine Place is a bright and well-presented ground floor flat, ideally located within a traditional residential building close to Perth city centre. The property has been tastefully decorated throughout, offering modern, low-maintenance accommodation well suited to first-time buyers, downsizers or buy-to-let investors.

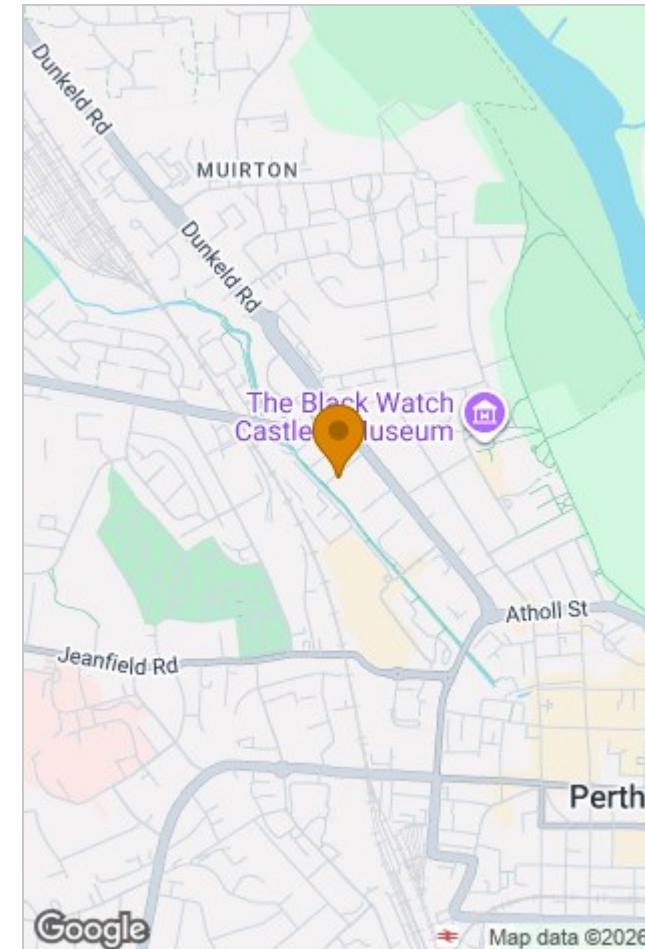
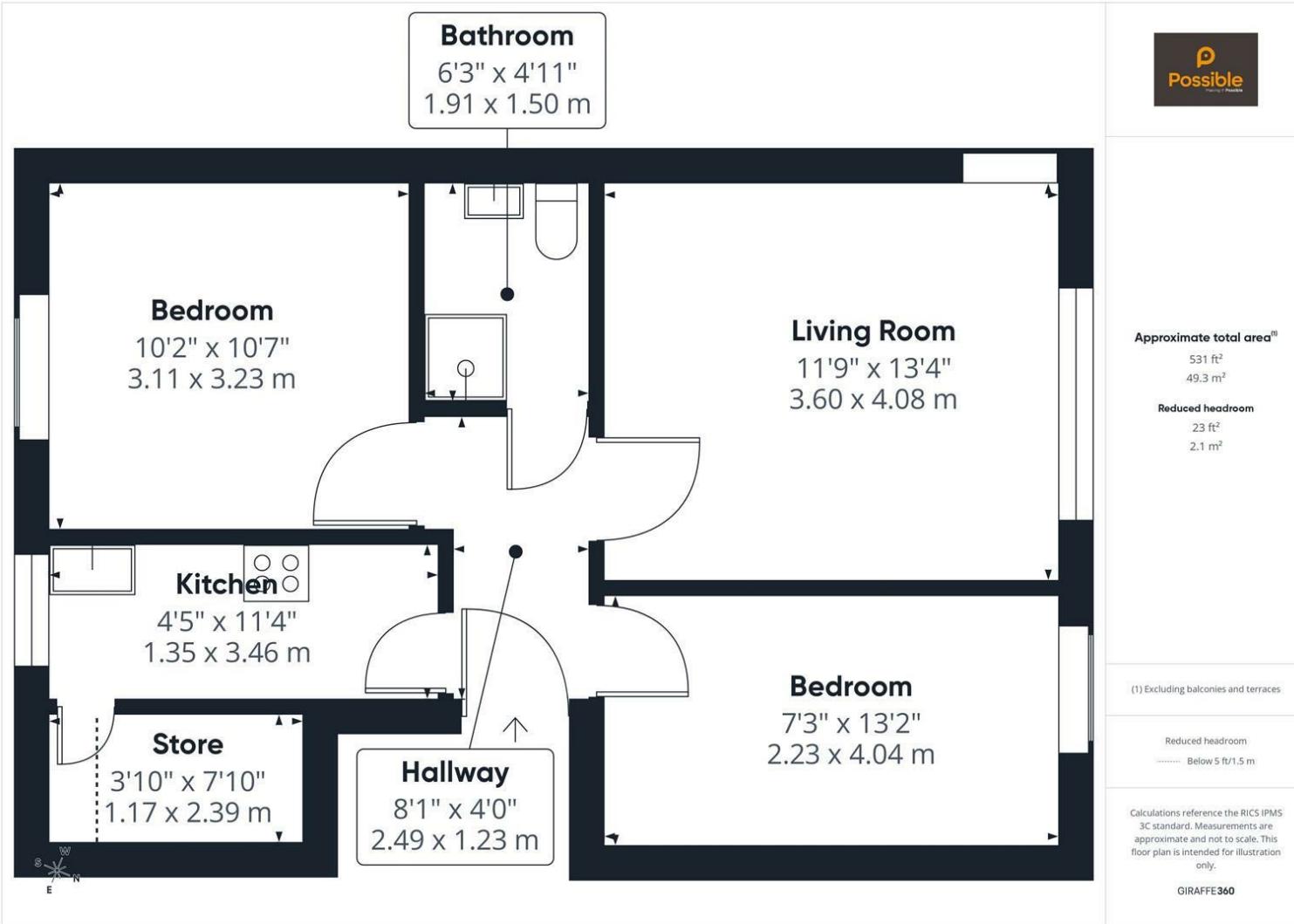
The accommodation comprises a welcoming entrance hallway leading to a generously proportioned living room with ample space for both seating and dining. The kitchen is neatly arranged with contemporary units, contrasting worktops and integrated appliances. There are two well-sized bedrooms, both benefiting from good natural light and flexible layout options. The modern shower room is finished to a high standard with a stylish white suite and walk-in enclosure. The property benefits from gas central heating, double glazing and a neutral décor throughout, allowing immediate occupation. Externally, there is on-street parking available nearby and shared drying green to the rear. This attractive flat offers comfortable living within easy reach of local amenities and transport links.





Location

Ballantine Place is conveniently positioned within easy walking distance of Perth city centre, offering excellent access to a wide range of amenities. The area provides nearby shops, cafés, supermarkets and leisure facilities, with further options available in the city centre. Perth benefits from excellent transport links, including a mainline railway station and regular bus services, making it ideal for commuters. Road access to the A9 and surrounding routes allows easy travel to Dundee, Inverness and Edinburgh. The nearby North Inch parklands and River Tay walks provide attractive green spaces for outdoor recreation.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		EU Directive 2002/91/EC	Scotland		EU Directive 2002/91/EC

Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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