



3A Barossa Place, Perth, PH1 5HG

£900 Per Calendar Month



Accommodation is presented across one level as follows: Entrance hallway with excellent storage, lounge, kitchen/dining area, 2 double bedrooms and modern bathroom (with WC).

This spacious property benefits from gas central heating. The windows are of timber, sash & case design.

Externally, the property benefits from a private garden to the rear. There is a tiered paved patio area, ideal for enjoying the outdoors and warmer weather. On Street parking is available to the front.

Barossa Place is located in a highly sought after location within walking distance of Perth City Centre and its many amenities include the theatre, concert hall, cafe quarter and excellent shopping facilities. For those who prefer the quieter lifestyle the beautiful North Inch Parklands are right on the doorstep. Perth railway station can also be found within walking distance. Easy access can be gained to the M90 motorway via the nearby Edinburgh Road.



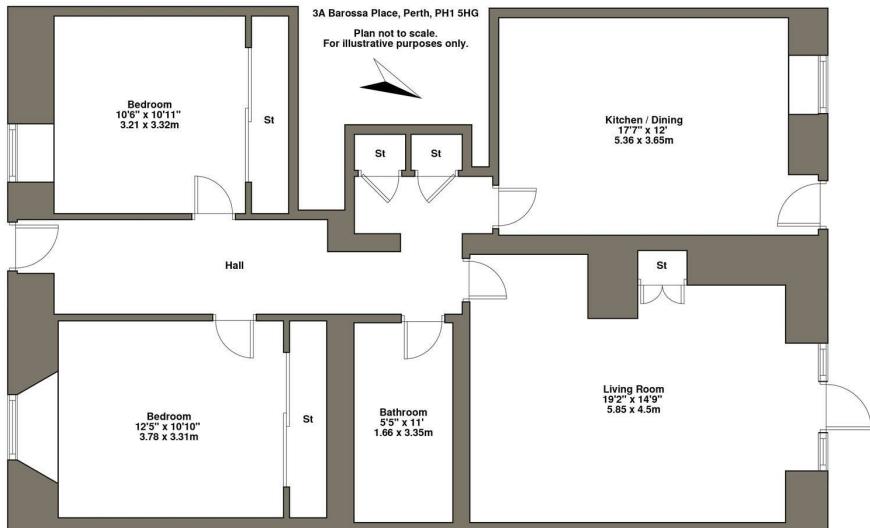
Council Tax Band: D

EPC: C

Landlord Registration Number: 118117/340/23130

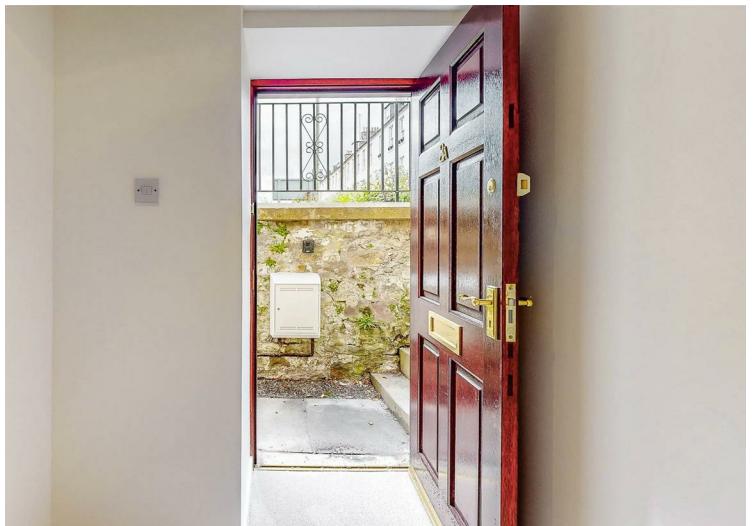
LARN1907010

Available NOW



Energy Efficiency Rating	
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	
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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.