



15A Balhousie Street, Perth, PH1 5HJ

Offers Over £95,000



This beautifully designed ground floor flat offers the perfect blend of traditional charm with spacious contemporary living space.

The flat is entered via a private door providing an extra touch of exclusivity and privacy and comprising; spacious living room, dining/kitchen which is the perfect space for those who love to entertain or simply enjoy cooking, double bedroom providing excellent storage and a modern bathroom.

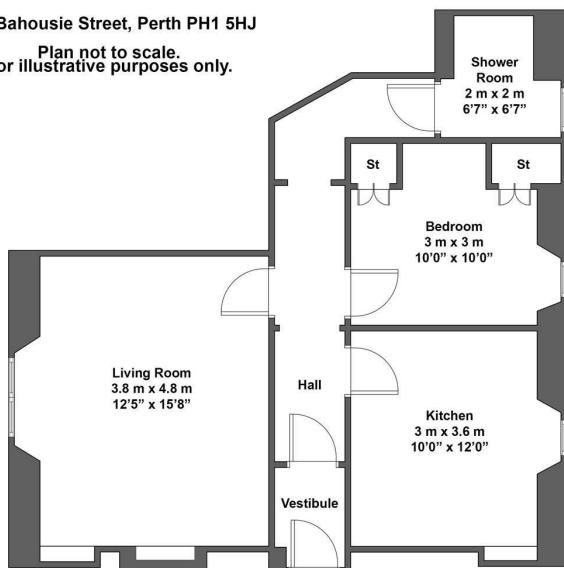
Externally, there is a shared rear garden which offers a tranquil space in which to relax and a communal drying area. Off street parking is provided to the front of the property.

Being near the city centre provides easy access to all the amenities, entertainment, and cultural experiences Perth has to offer. There are plenty of on street parking options and transport links nearby making commuting a breeze.

- 1 Bedroom
- Central Heating
- Close To All Local Amenities
- Move in Condition
- Period & Charming Features
- Private Front Door

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Plan not to scale.
For illustrative purposes only.



| 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 | |



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.

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