



**Premier
Properties**
Perth



12 Barossa Place, Perth, PH1 5HH Offers Over £348,000



The property boasts spacious accommodation over two floors including 4/5 bedrooms, 2/3 reception rooms, bathroom and shower room. The ground floor provides flexible living space for a range of buyers and there is opportunity to use a reception room as a fifth bedroom if desired. The patio doors from the reception/bedroom on the ground floor leads out to the low maintenance rear garden area. The accommodation on the first floor boasts four large bedrooms and a shower room providing ample space for a family of all ages.

The property has many original period features with ornate coving, ceiling rose and working fireplaces. Heating is provided by a gas fired heating system and the property benefits from double and secondary glazing.

The rear of the property can be accessed either via the utility room or from the downstairs reception/bedroom to the rear. The rear garden is a good sized low maintenance area featuring external brick built storage, a slabbed patio and a variety of small shrubs and plants.

Location: This property could not be better situated for its locality to nearby amenities including businesses and shopping found in the city centre. Barossa Place is within a short walking distance of the Perth Theatre, Concert Hall and Museum. The North Inch Parklands with sports and leisure facilities and picturesque River Tay are only a few steps away from the property. For the commuter this property is ideally placed as both the Broxden and Inveralmond roundabouts are within a short driving distance, providing quick motorway links to larger cities. Public transport is readily available nearby via Perth train and bus stations, both offering easy, accessible links to Dundee, Edinburgh, Inverness and Glasgow.

- Detached Villa
- Sought After Area
- 4/5 Bedrooms
- 2/3 Reception Rooms
- Tastefully Decorated
- Flexible Accommodation
- Ideal Family Home
- Private Rear Garden
- Close to City Centre
- Nearby Local Schooling



