



40 Barossa Street, Perth, PH1 5NR

Offers Over £169,000

We are delighted to bring to the market this mid terraced 3 bedroom house in move in condition in a quiet street in Perth City Centre. The property is ideally located a short walk from all local shops, bars, restaurants, train and bus stations ideal for commuting. Perth's North Inch Parklands are only a street away for those who love to walk along the riverside. This property benefits from gas central heating and double glazing and a working coal fire.

Living Room

Accessed from the hallway: this room has windows to the front and rear providing plenty of natural light, neutral décor, wooden effect flooring, feature stone fireplace wall with working coal fire, radiator.

Kitchen

Accessed from the hall through a 15 pane glazed door: the very spacious kitchen has windows to the front and rear of the property. Matching fitted wall and base units with coordinated worktops and tiling between, stainless steel sink. Space for cooker, fridge/freezer, washing machine and tumble dryer. Neutral décor, lino and radiator. Ample space for table and chairs.

Bedroom 1

Bright spacious double bedroom with a large front facing window. Neutral décor with feature wall, carpet and radiator.

Bedroom 2

Bedroom with a rear facing window. Neutral décor, carpet and radiator.

Attic Room

Spacious Room with a front facing window and a rear facing velux window providing natural light. Neutral décor, carpet and radiator. Cupboard housing the gas boiler.

Bathroom

The bathroom is on the first floor with a front facing window providing natural light. This room is fitted with a WC, wash hand basin, bath and separate corner shower cubicle surrounded by neutral coloured tiles, Neutral décor and tiled flooring, spot lights and radiator.

These room sizes are all approximately correct and have been taken at the widest point in the rooms.

Living Room	Approx 1.58m x 3.56m	Bedroom 1	Approx 3.35m x 4.02m
Kitchen	Approx 4.68m x 4.31m	Bedroom 2	Approx 2.87m x 2.90m
Bathroom	Approx 1.69m x 3.52m	Attic Room	Approx 4.28m x 4.58m

Living Room



Kitchen



Bedroom 1



Bedroom 2



Attic Room



Bathroom



EPC Rating: E

Council Tax Band: C

**VIEWING: Contact Elliotts, 8 Charlotte Street, Perth. PH1 5LL
Telephone: 01738 638246**

Disclaimer: Whilst these particulars are believed to be correct and are given in good faith they are not warranted and any interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars do not constitute an Offer or Contract or part thereof and all dimensions are approximate only.

Free "No Obligation" Market Appraisal if you are thinking of selling we would be delighted to visit your property for a no obligation market appraisal, to give you an indication of what your property could sell for in today's market.

Elliots - The Estate Agency Service of Elliot & Company WS, Solicitors, Perth

