



**Thorntons**  
The right way to move

6b Ballantine Place, Perth PH1  
5RS

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## Summary

A well-proportioned one-bedroom, ground floor property offering excellent potential for those looking to add value. The accommodation comprises a bright lounge, a fitted kitchen, one double bedroom, and a bathroom, providing a practical layout suited to modern living. Please note this property will be suitable for cash buyers only. While the property would benefit from a degree of modernisation, it presents a fantastic opportunity for a purchaser to renovate and personalise to their own taste or investment strategy.

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## Features

- Ground Floor Flat
- Living/dining room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- One Double Bedroom
- Communal gardens to rear
- Modernisation Required Throughout
- CASH BUYERS ONLY
- On street parking
- EPC RATING E

## Room Measurements

Living/Dining Room – (17'9" x 14'0") 5.42m x 4.27m

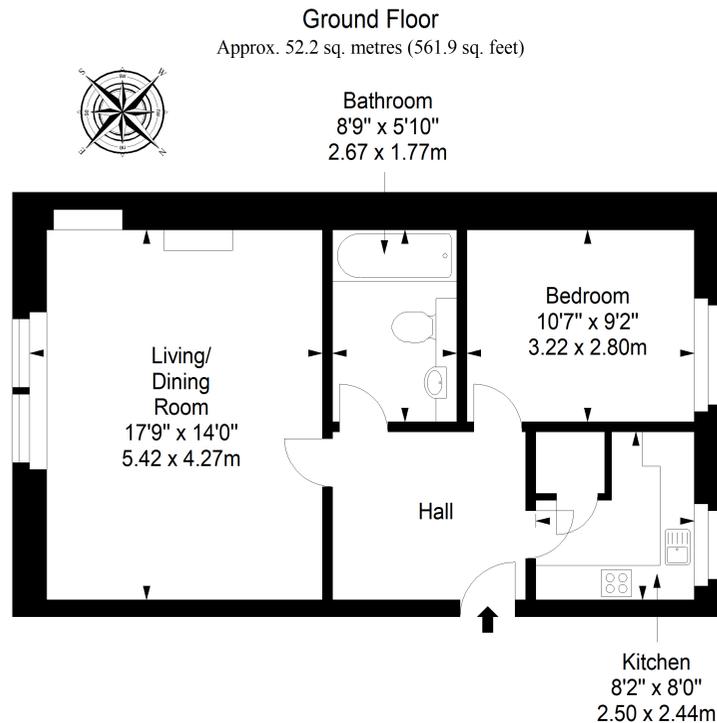
Bathroom (8'9" x 5'10") 2.67m x 1.77m

Bedroom (10'7" x 9'2") 3.22m x 2.80m

Kitchen (8'2" x 8'0") 2.50m x 2.44m



# Floorplan



Total area: approx. 52.2 sq. metres (561.9 sq. feet)

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