

Galbraith

29 BAROSSA PLACE
PERTH



PRIVATE
PARKING
AUTHORIZED VEHICLES
ONLY

29 BAROSSA PLACE, PERTH

A RARE OPPORTUNITY TO DEVELOP A PERIOD TOWN HOUSE CURRENTLY UTILISED AS AN OFFICE

Perth city centre 0.4 miles A9 & M90 2.5 miles Edinburgh 43 miles

- Currently operating as a business unit
- Desirable location close to North Inch and River Tay
- Double fronted town house with front and rear outside space
- Off street parking
- Close to Perth Tennis Club, North Inch and within walking distance of Perth High Street
- Potential to develop into a family home or alternatively potential for conversion to flats.
- EPC = E



Galbraith

Perth
01738 451111
perth@galbraithgroup.com



SITUATION

29 Barossa Place is ideally positioned within a desirable area of Perth, close to the open space of the North Inch on the banks of the River Tay. There are many recreational facilities close by including the Perth Tennis Club, Bells Sports Centre and the North Inch Golf Club. In addition, Perth offers the Dewars Ice Rink, home to the Perth Curling Club, Perth Leisure Centre and the Doo'cot Cricket Club. The retail facilities are within walking distance which includes a range of independent and national retailers, coffee shops and restaurants. Perth provides further city amenities including a railway station, cinema, theatre, concert hall and retail parks.

The A9 and M90 are both convenient for linking to Dundee, Stirling, Glasgow and Edinburgh. Dundee, can be reached in approximately 30 minutes by car, via the A90 and provides two universities, shopping centres, Olympia swimming pool and is home to the new V&A Museum. In addition, the airport in Dundee has services to London.

There is a broad range of schools within comfortable reach of Barossa Place including primary and secondary schools within Perth itself. In addition there are the independent schools of the High School of Dundee, Strathallan, Kilgraston, Morrison's Academy, Glenalmond and both the preparatory schools of Craigclowan and Ardvreck.

Perthshire is a county offering a wealth of recreational opportunities. For the winter sport enthusiast, the ski slopes of Glenshee can be reached in about an hour by car. For golfers, there are three courses at Perth, Rosemount in Blairgowrie and numerous championship courses at St Andrews. The world renowned Gleneagles Hotel, with three championship courses, lies some 18 miles south. Walking and cycling may be enjoyed in the surrounding countryside and the nearby hills and glens of both Perthshire and Angus provide a rich environment for wildlife and wealth of walking routes.



DESCRIPTION

29 Barossa Place is a most attractive, double fronted Period town house currently operating as a commercial office with a number of businesses utilising the existing office space and associated facilities. The current office accommodation lies over three floors with the rooms being of a well-proportioned size and offering great potential and flexibility to develop and re-configure into a residential house for modern family living. Alternatively, subject to obtaining the necessary consents it may offer potential for conversion into flats.

The site extends to about 0.23 acre (0.1 Ha) in total. An enclosed garden with a stone wall, newly planted hedge and lawn lies to the front with a path leading onto Barossa Place. To the rear is an enclosed hard standing area accessed from Hay Street which is currently used as a car park for the business occupants of the property. This offers the opportunity for a range of landscaping options to suit the house and new owner.

PLANNING PERMISSION AND DEVELOPMENT POTENTIAL

Planning permission was granted on 25th November 2020 for change of use from office (Class 2 and 4) to a dwelling house under reference 20/01403/FLL which has lapsed in November 2023. Further details on the planning permission can be obtained from the Selling Agents or via Perth and Kinross Council's planning portal.

In addition the current owners have submitted a pre-planning application in respect of a potential development site for a new build unit within the car park area to the rear. Further information is available from the Selling Agents.

SOLICITORS

Morton Fraser, Quartermile Two, 2 Lister Square, Edinburgh, EH3 9GL Tel: 0131 247 1000

VIEWING

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Scottish Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.



FIXTURES AND FITTINGS

No items are included unless otherwise mentioned.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Drainage	Electricity	Heating	EPC	Internet	Mobile
29 Barossa Place	Mains	Mains	Mains	Natural Gas	E	FTTC	Yes

The property is currently subject to various rateable values which can be found on www.saa.gov.uk

HISTORIC SCOTLAND

29 Barossa Place is Category 'C' listed.

POSTCODE

PH1 5HH

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

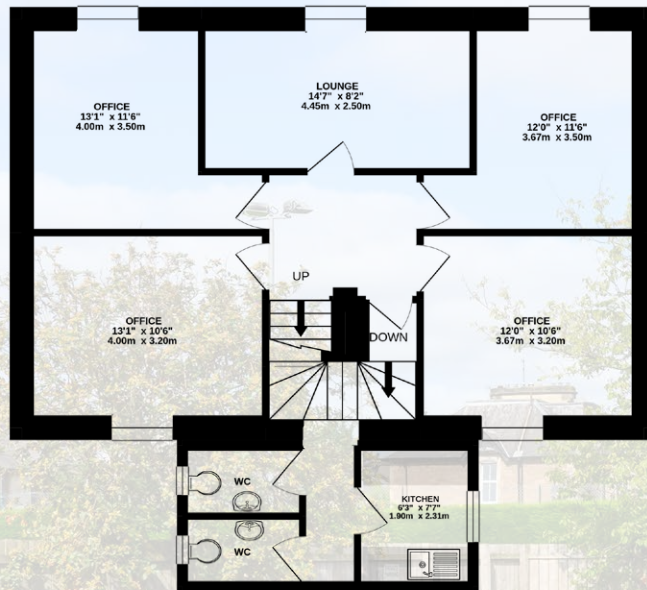
- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes. Failure to provide this information may result in an offer not being considered.

IMPORTANT NOTES

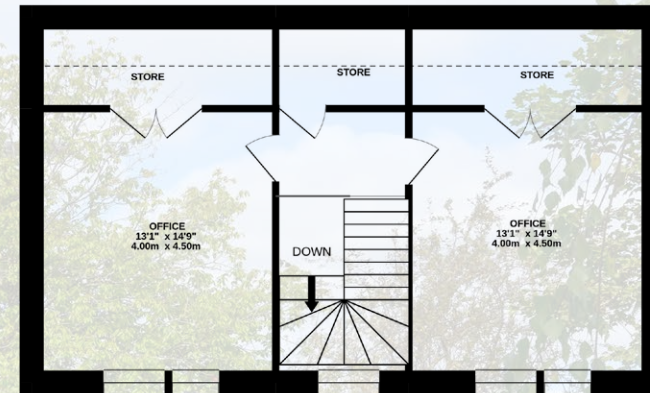
1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in August 2021.



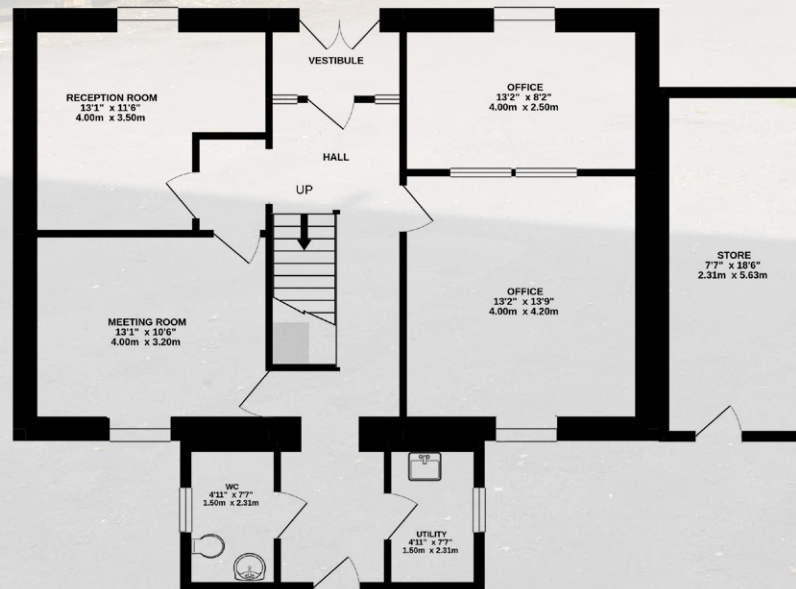
1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



2ND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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