



**Premier
Properties**
Perth



4 Rosslyn Avenue, Perth, PH2 0GW Offers Over £339,950

 4  3  1  C

Spread across three levels, the property begins with a welcoming entrance hall offering impressive storage solutions. The well-appointed kitchen seamlessly flows into a bright, airy dining area, with double doors opening onto the peaceful rear garden. On the upper level, a generously sized living room provides the perfect setting for relaxation or entertaining, complemented by the first bedroom, complete with its own ensuite and separate W.C. The top floor offers three additional spacious bedrooms, one with an ensuite and walk-in wardrobe, as well as a stylish family bathroom.

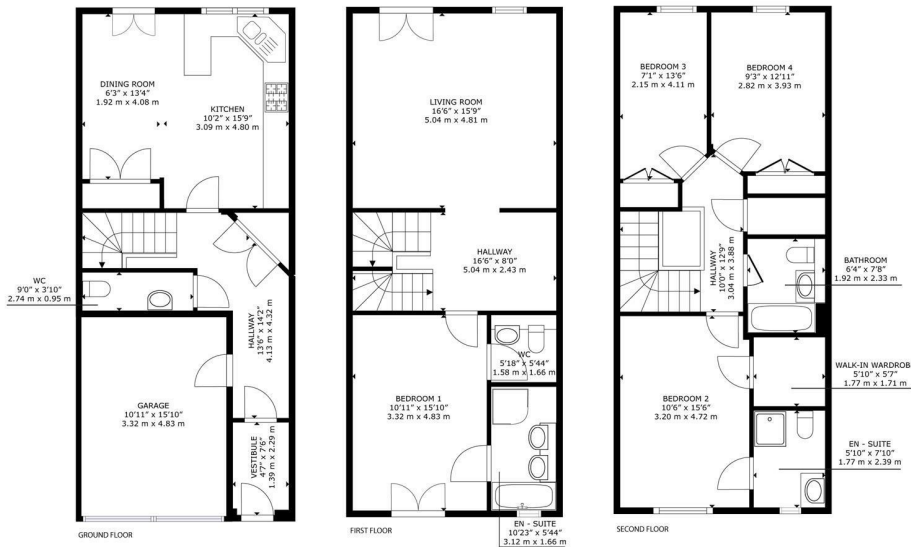
Gas central heating and double glazing add to the home's appeal.

Outside, the property features a private driveway with ample parking, leading to an integrated garage for added convenience which can be accessed internally from the entrance hall. The rear garden is a tranquil retreat, complete with a charming patio area and tiered landscaping, including a delightful summer house.

With its fantastic location and exceptional features, this property is sure to attract attention. Early viewings are highly recommended.

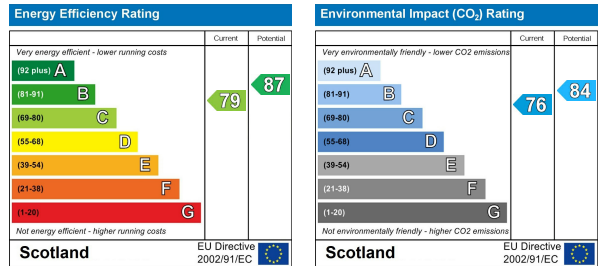
- 4 Bedrooms
- 3 Bathroom + 2 W.C
- Large Driveway
- Private Rear Garden
- Garage
- Charming Features





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GROSS INTERNAL AREA
FLOOR 1 44.3 sq.m. (477 sq.ft.) FLOOR 2 61.8 sq.m. (665 sq.ft.) FLOOR 3 61.8 sq.m. (666 sq.ft.)
GARAGE: 16 sq.m. (172 sq.ft.)
TOTAL: 183.9 sq.m. (1,980 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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