



**Premier
Properties**
Perth



15 Rosslyn House Glasgow Road, Perth, PH2 0GX

Offers Over £229,950

 3  2  1  C

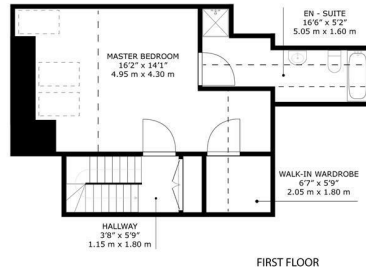
On the ground floor, the accommodation comprises a welcoming entrance hall, a bright and spacious open-plan living room, dining area and a contemporary kitchen complete with integrated appliances. Two generous double bedrooms and a stylish family bathroom complete this level.

Upstairs, the impressive principal bedroom features its own private ensuite and a well-proportioned dressing room.

Located within a secure gated area, the property benefits from well-maintained communal garden grounds and allocated parking. Further features include gas central heating, double glazing throughout, and excellent storage solutions throughout the home. The property is maintained by a factor and includes buildings insurance, garden maintenance, stairwell maintenance and cleaning.

This move-in-ready apartment is ideal for professionals, couples or families seeking modern living in a highly desirable location. Early viewing is highly recommended.

- 3 spacious bedrooms
- 2 bathrooms
- Bright reception room
- Convenient Perth location
- Close to local amenities
- Easy access to transport
- Viewing recommended
- Stunning traditional features
- Bright and airy maisonette
- Located on the 2nd floor



15 Rosslyn House, Glasgow Road Perth, PH2 0GX

GROSS INTERNAL AREA
GROUND FLOOR : 1023 sq. ft. 95 m², FIRST FLOOR : 525 sq. ft. 48.8 m²
TOTAL: 1548 sq. ft. 143.8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

45 King Street, Perth, PH2 8JB

T. 01738 44 22 55 | E. sales@premierpropertiesperth.co.uk

www.premierpropertiesperth.co.uk