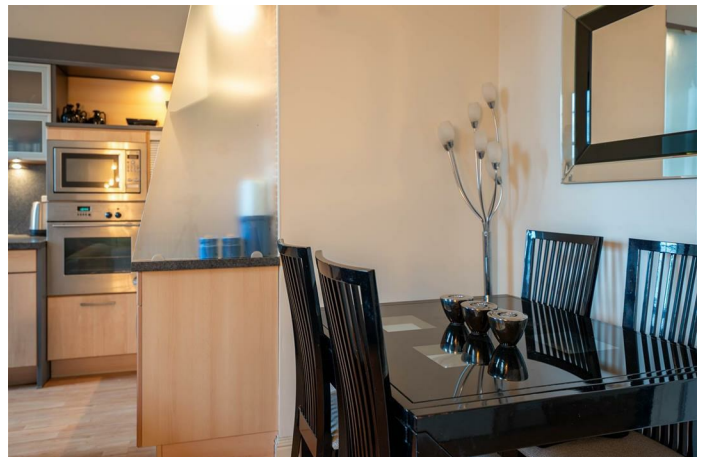


Simple Approach



**17 Rosslyn House Glasgow Road, Perth  
PH2 0GX**

**Offers over £168,950**



Simple Approach are pleased to welcome this bright and spacious unique property with modern Interior to the Perthshire market. Set within a highly sought after location, this lovely property comes to the market in excellent move in condition throughout along with being just minutes away from local shops, restaurants, and the city centre. Comprising of; a welcoming entrance hallway, two generous bedroom with a master ensuite, an open plan modern kitchen / lounge with ample space for dining and a bathroom. Rosslyn House offers many sought after features such as gas central heating, double glazing, secure door entry system and allocated parking. Viewing is essential to appreciate the overall space and excellent location on offer.

**Lounge/Kitchen**

16'0" x 15'1" (4.9 x 4.61)

**Master Bedroom**

13'11" x 9'10" (4.25 x 3.02 )

**Hallway**

4'10" x 9'1" (1.48 x 2.78)

**Bedroom Two**

15'10" x 10'6" (4.85 x 3.22)

**Bathroom**

9'0" x 6'5" (2.75 x 1.97)

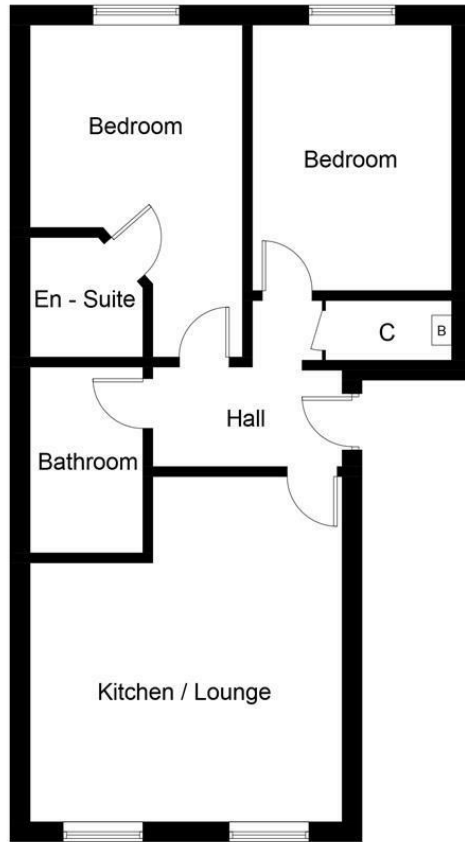




- Spacious Apartment With Lots Of Traditional Features
- Modern Interior Throughout
- Two Generous Bedrooms (Master Ensuite)
- Gas Central Heating & Double Glazing
- Open Plan Kitchen/Lounge
- Allocated Residential Parking







**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044549)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
Scotland		