

Simple Approach



**48e Ross Avenue, Perth
PH1 1GZ**

Offers over £159,950

Set within the ever desirable Oakbank area, this very well presented first floor apartment comes to the market in excellent condition throughout. 48E Ross Avenue offers swift access to Broxden roundabout along with being just a short distance away from all the excellent amenities in Perth City Centre. This lovely property enjoys spacious accommodation, comprising of; a welcoming entrance hallway, two generous bedrooms with a master ensuite, a bright and spacious lounge, sizeable kitchen and a further bathroom. Ross Avenue further benefits from sought after features such as gas central heating, double glazing throughout, ample parking and an electric door entry system. This property is the ideal purchase for any first time buyer, couple or small family seeking a well located home in great move in condition. Viewing is essential to appreciate the overall spacious accommodation on offer here at Ross Avenue.

Lounge

19'2" x 12'7" (5.86 x 3.84)

Kitchen

7'9" x 13'3" (2.38 x 4.05)

Master Bedroom

11'7" x 15'1" (3.54 x 4.6)

Ensuite

5'3" x 7'0" (1.62 x 2.14)

Bedroom Two

10'4" x 10'4" (3.17 x 3.16)

Bathroom

8'0" x 6'6" (2.45 x 2.0)





- Well Presented Apartment
- Bright & Spacious Lounge
- Gas Central Heating & Double Glazing
- Two Generous Bedrooms
- Sizeable Kitchen
- Highly Sought After Location
- Master Ensuite
- Ample Parking



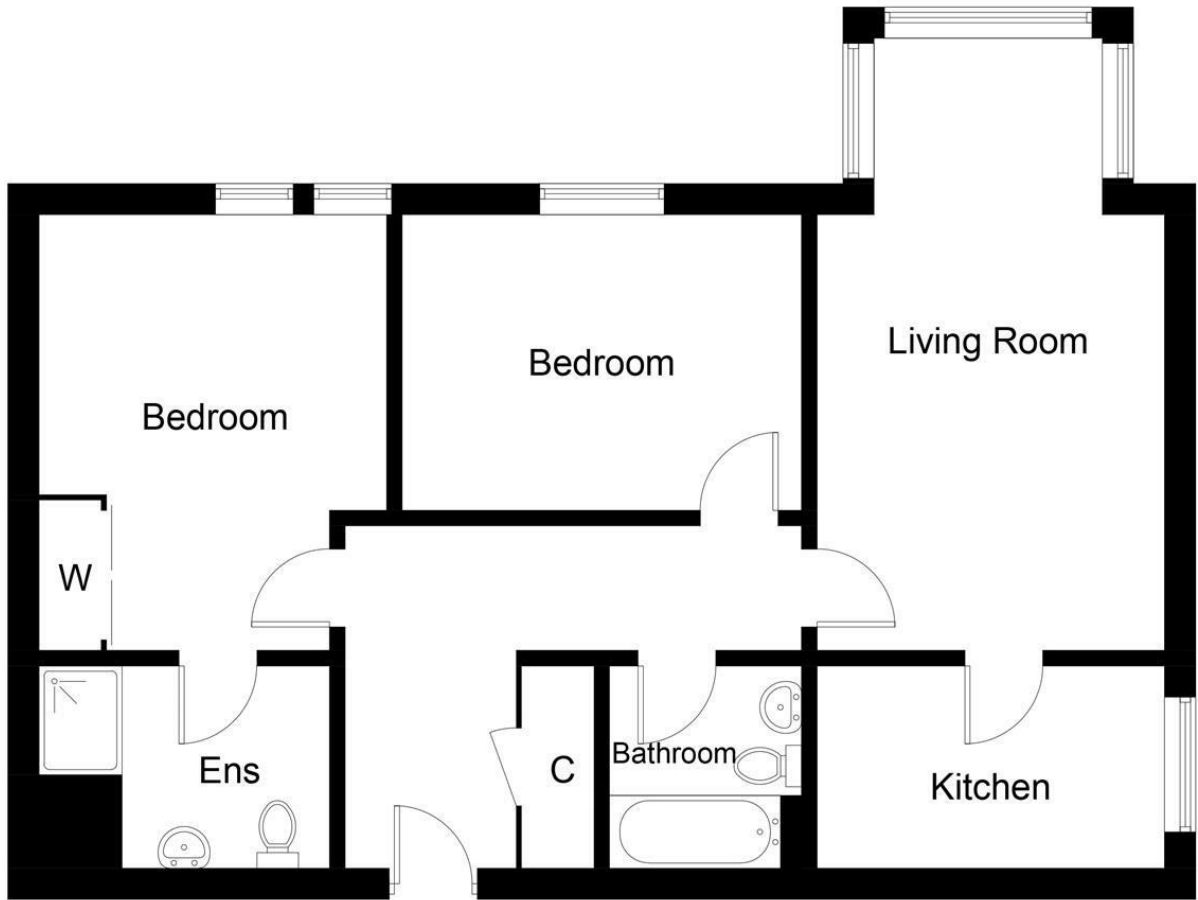
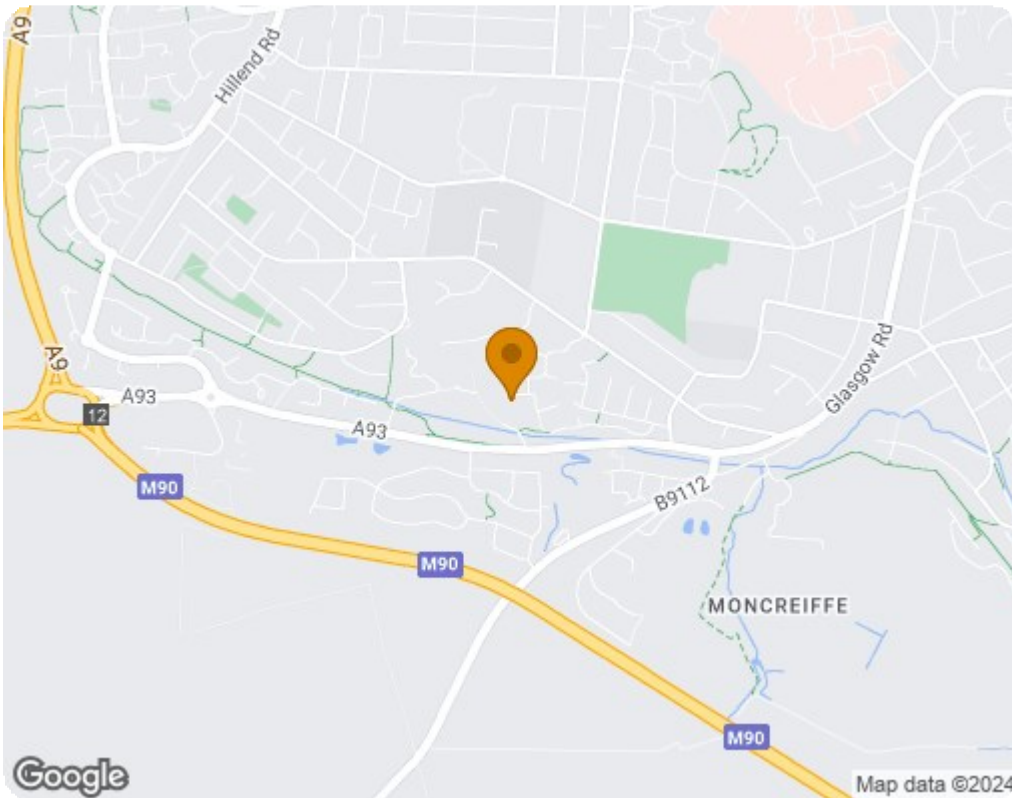


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1056011)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) 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		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	