

Simple Approach



**20 Rossie Steadings, Perth
PH2 0GA**

Offers over £494,950

Nestled in the picturesque Rossie Steadings, Dunning, Perth, this charming four-bedroom steading offers a perfect blend of modern living and rustic charm. As you approach the property, you are greeted by stunning views that encapsulate the beauty of the surrounding countryside, making it an ideal retreat for those seeking tranquillity.

Upon entering Rossie Steading you will find a master bedroom complete with an ensuite bathroom, ensuring privacy and convenience. Additionally, there is another bedroom and a shower room, making this level suitable for family living or accommodating guests. The utility room adds practicality to the home, providing ample space for laundry and storage.

On the upper floor you will find a spacious lounge that exudes warmth and character, enhanced by exposed beams and a delightful woodburning stove, perfect for cosy evenings. The open-plan kitchen diner is a true highlight, providing a wonderful space for family gatherings and entertaining guests. This well-designed area is both functional and inviting, making it the heart of the home. Not forgetting the stunning views across the rolling fields.

This delightful steading is not just a house; it is a home that offers comfort, style, and breathtaking views. With its thoughtful layout and charming features, it is an excellent opportunity for those looking to embrace a serene lifestyle in the heart of the Scottish countryside.

Lounge

20'11" x 15'11" (6.40 x 4.25)

Kitchen / Diner

22'1" x 21'1" (6.75 x 6.43)

Bedroom Three

8'0" x 11'11" (2.46 x 3.64)

Bedroom Four

5'9" x 10'8" (1.77 x 3.26)

Upstairs Shower Room

8'2" x 6'2" (2.49 x 1.88)

Utility Room

15'7" x 4'11" (4.76 x 1.52)

Master Bedroom

16'2" x 12'5" (4.93 x 3.75)

Ensuite

7'2" x 10'8" (2.20 x 3.27)

Bedroom Two

11'3" x 11'7" (3.44 x 3.54)

Downstairs Shower Room

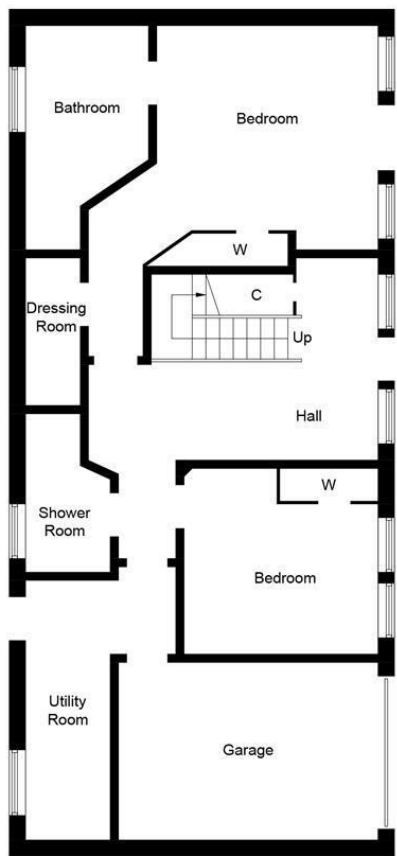
5'0" x 6'8" (1.54 x 2.04)



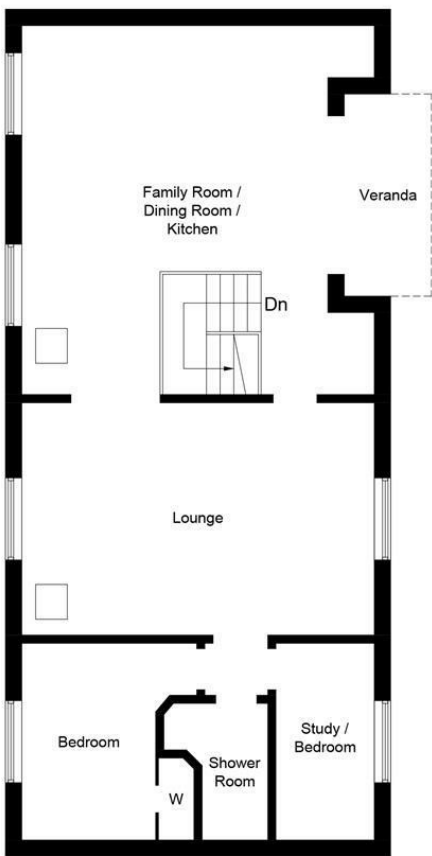


- Four Bedroom Detached Steading
- Stunning Views Across the Rolling Fields
- Good Commuting Links
- Picturesque Countryside Location
- Architectural Features
- Ample Parking
- Woodburning Stove
- Open Plan Living



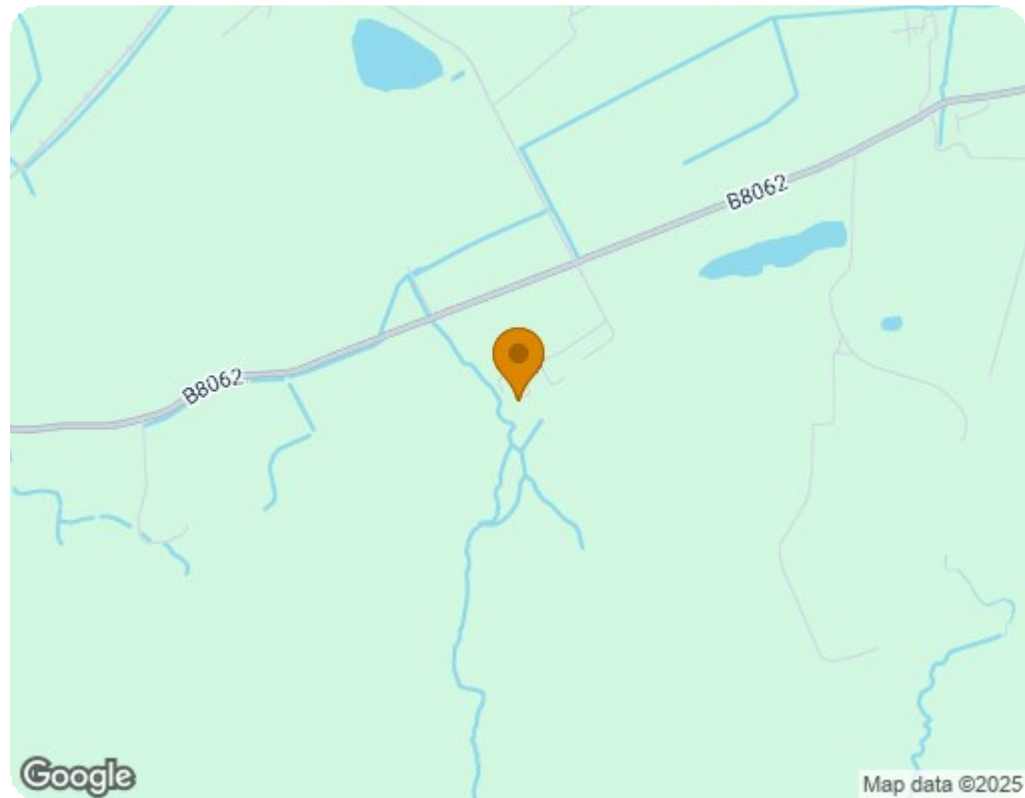


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201540)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	79	
(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		96
(92 plus) A		
(81-91) B	79	
(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		