

Simple Approach



**West Rosslyn View 57C Glasgow Road, Perth**

**PH2 0PE**

**Offers over £400,000**



This very well presented two-and-a-half-storey semi-detached house on Glasgow Road, Perth, offers an impressive amount of versatile living space, perfectly suited to modern family life. The ground floor features an inviting entrance vestibule leading to a convenient WC, a useful utility room, and a spacious open-plan sitting, dining, and kitchen area ideal for both everyday living and entertaining. On the first floor, the accommodation comprises a bright landing, a well-proportioned living room, a contemporary family bathroom, and two comfortable bedrooms, one of which benefits from its own en-suite shower room. The second floor provides additional flexibility, offering two further bedrooms and a modern shower room, making it perfect for larger families or those seeking extra space for guests or home working. Externally, the property enjoys a private driveway and garage, providing excellent off-street parking and storage, while the well-maintained rear garden offers a lovely private outdoor space to relax or for outdoor dining. The home further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Viewing is essential to appreciate all that Glasgow Road, Perth has to offer.

**Dining Room**

18'8" x 12'8" (5.70 x 3.87 )

**Kitchen**

8'11" x 6'7" (2.74 x 2.02)

**Utility**

9'4" x 5'2" (2.87 x 1.60)

**Downstairs WC**

2'10" x 7'10" (0.88 x 2.40)

**Lounge**

14'3" x 16'3" (4.35 x 4.97)

**Master Bedroom**

16'6" x 13'0" (5.03 x 3.98)

**Bedroom Four**

10'3" x 8'9" (3.14 x 2.69)

**Bathroom**

6'0" x 7'6" (1.85 x 2.31 )

**Bedroom Two**

15'10" x 17'5" (4.85 x 5.33)

**Bedroom Three**

13'5" x 11'1" (4.09 x 3.39)

**Shower Room**

8'4" x 5'5" (2.56 x 1.66)





- Semi Detached House
- Very Well Presented
- Private Driveway & Garage

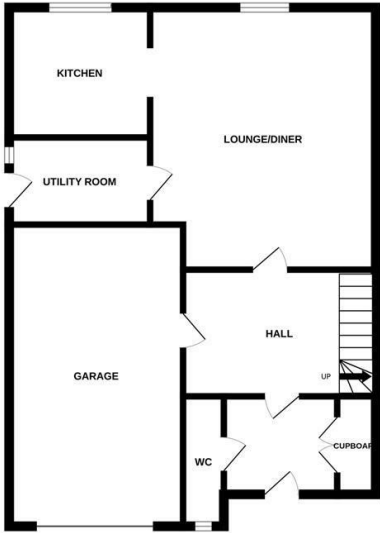
- Four Generous Bedrooms
- Open Plan Kitchen / Lounge / Dining Area
- Well Maintained Private Rear Garden

- Ample Living Space Throughout
- Ideal Family Home
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

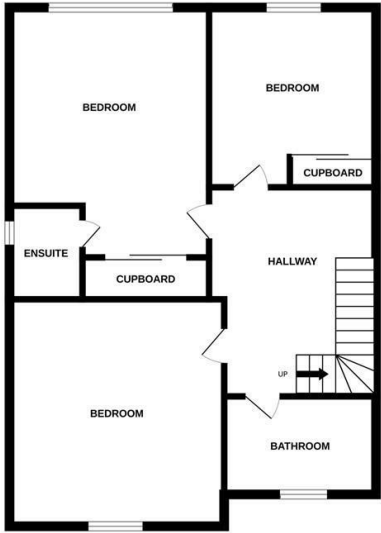




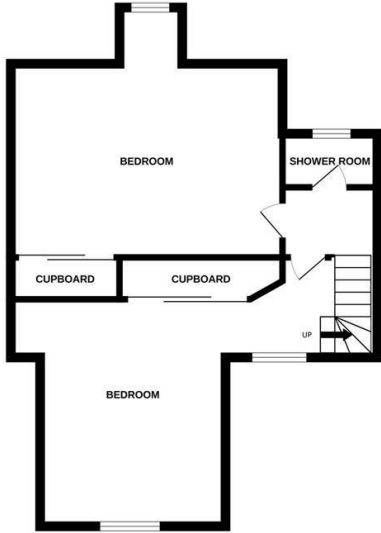
GROUND FLOOR



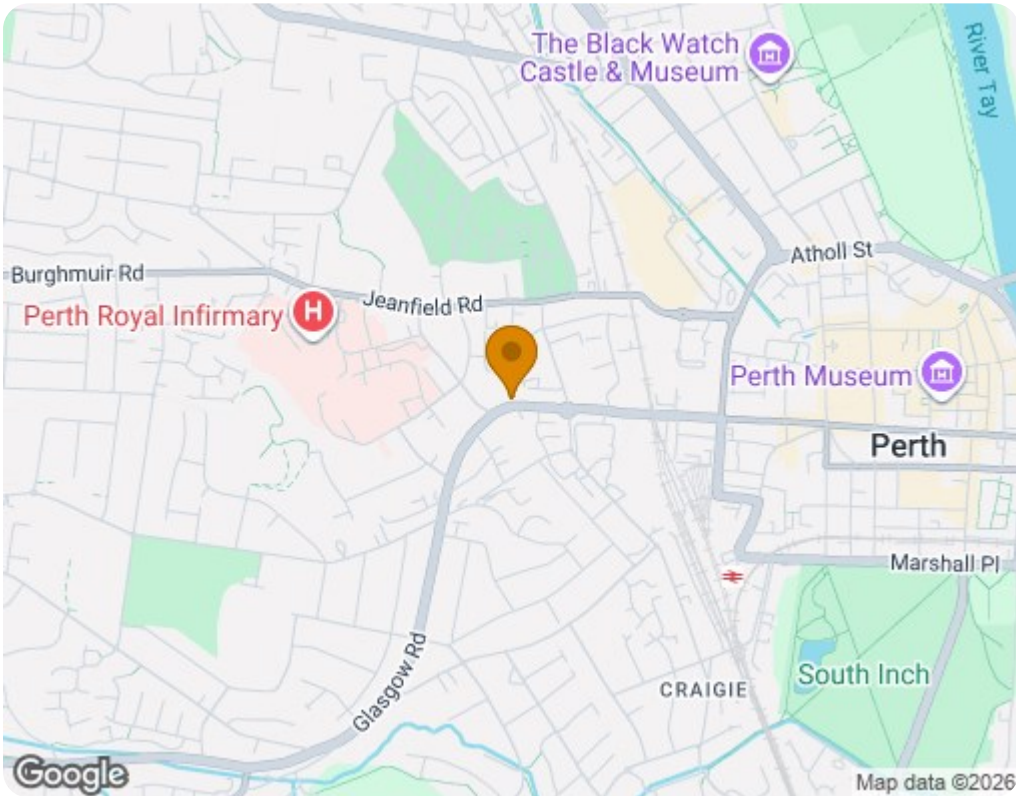
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		