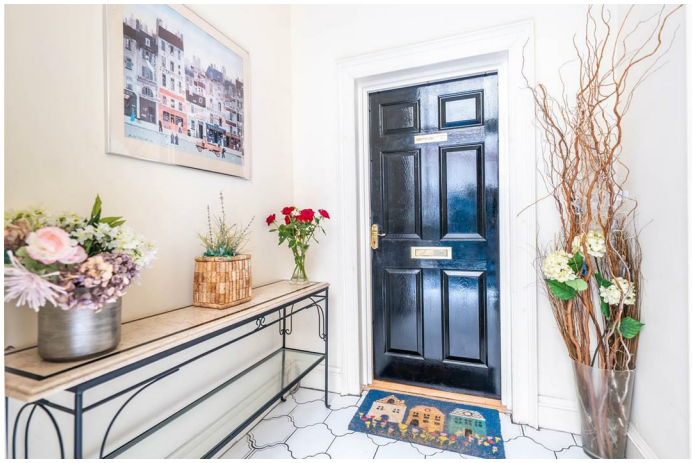
Simple Approach

Estate Agents







9 Rose Terrace, Perth
PH1 5HA

Offers over £312,950

13-15 St Leonards Bridge, Perth, PH2 0DR
Tel: 01738 827864 Email: info@simpleapproachea.co.uk www.simpleapproachea.co.uk

9 Rose Terrace, Perth, PH1 5HA

Situated in the highly sought-after Rose Terrace area of Perth, this impressive first-floor apartment enjoys stunning open views across the picturesque North Inch, offering a wonderful blend of city-centre convenience and scenic surroundings.
The property boasts exceptionally spacious accommodation throughout and is presented in great condition, making it an ideal home for a range of buyers. Upon entering, a welcoming entrance hallway provides access to all principal rooms. The sizeable lounge is a standout feature, with large front-facing windows flooding the room with natural light while perfectly framing the beautiful views over the North Inch.
The modern and stylish kitchen has been thoughtfully designed to provide ample storage and workspace, with room for dining, creating a practical and sociable space for everyday living.
There are three well-proportioned bedrooms, including an attractive master bedroom benefiting from its own ensuite shower room. A family bathroom serves the remaining accommodation.
Further benefits include gas central heating, ensuring comfort and efficiency throughout the year, while residents' permit parking is available to the front of the property for added convenience.
Rose Terrace enjoys an enviable central location within Perth, placing a wide range of shops, cafés, restaurants, leisure facilities and transport links within easy reach. Combined with its generous living space, stunning outlook and desirable location, this exceptional apartment presents a fantastic opportunity for those seeking city living with a scenic backdrop.

Lounge
22'10" x 17'3" (6.98 x 5.28)

Kitchen
11'8" x 13'0" (3.56 x 3.97)

Mater Bedroom
16'4" x 14'6" (4.99 x 4.44)

En-suite
5'8" x 5'5" (1.75 x 1.66)

Bedroom Two
11'8" x 14'6" (3.56 x 4.43)

Bedroom Three
7'10" x 12'3" (2.39 x 3.75)

Family Bathroom









9 Rose Terrace, Perth, PH1 5HA



- Very Large Impressive First Floor Apartment
- Bright & Spacious Lounge
- Gas Central Heating
- Three Generous Bedrooms
- Picturesque Views Over The North Inch
- Residential Parking Permits Available Via The Local Authority, Our Client Currently Pays £145 per Annum
- Master Ensuite Shower Room
- Highly Sought After Location
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!

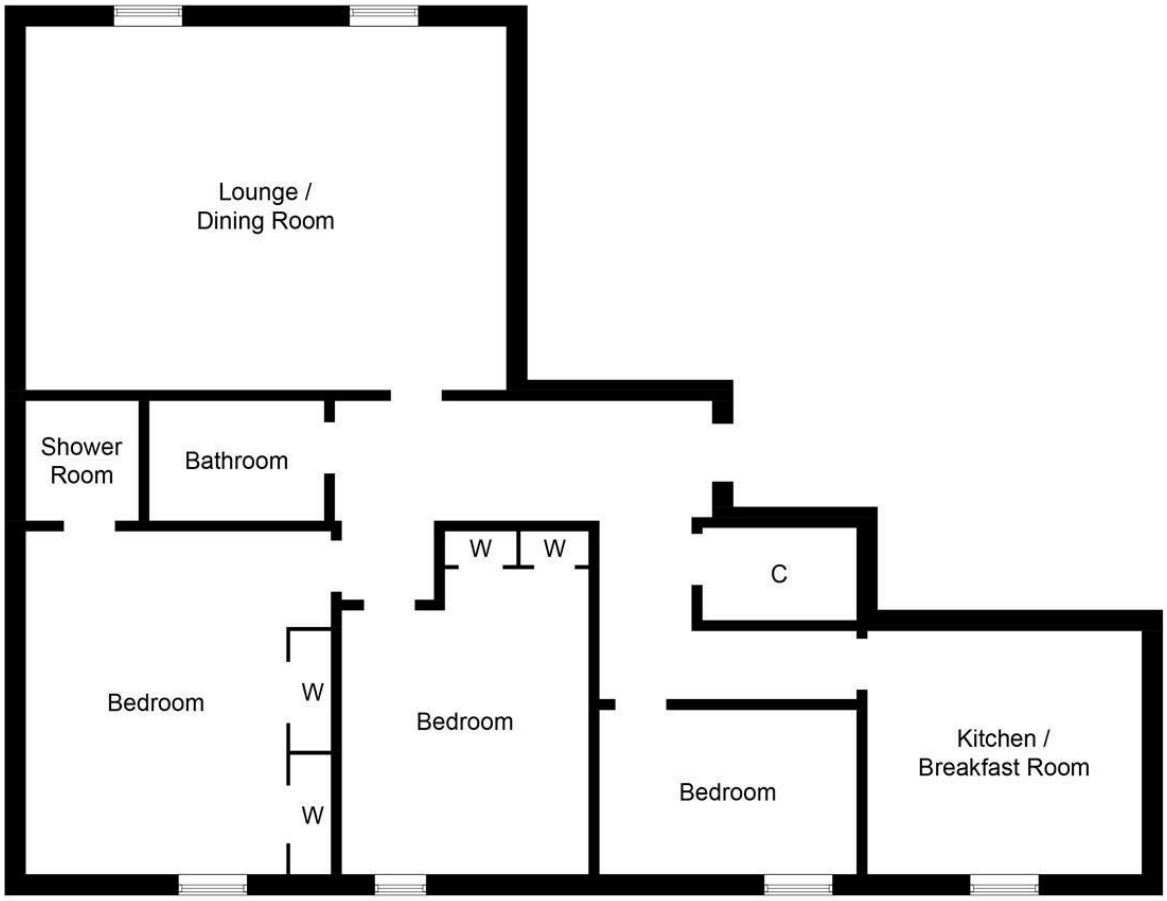


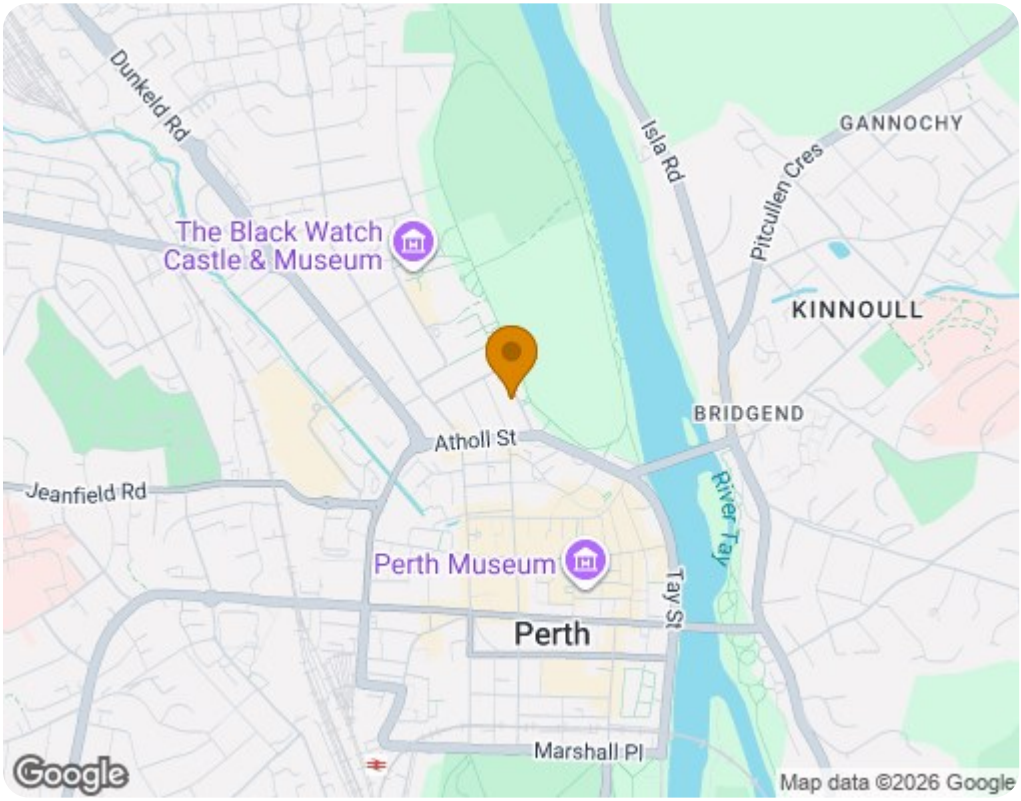


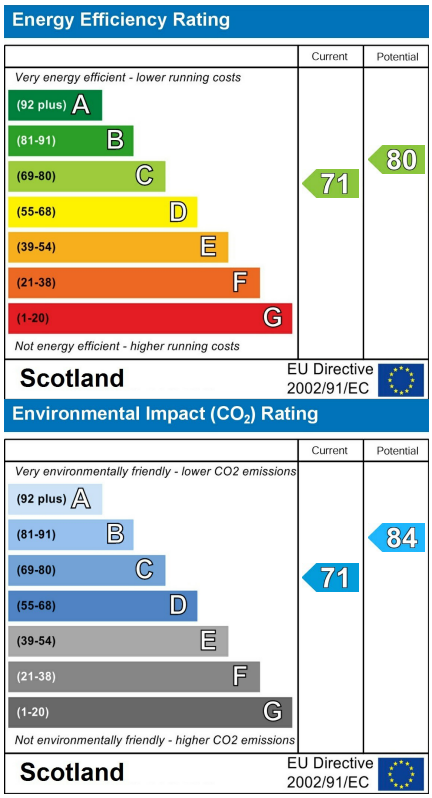




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