



**Premier
Properties**
Perth



West Rosslyn View 57C Glasgow Road, Perth, PH2 0PE
Offers Over £379,950

 4  3  2  B



- 4 spacious bedrooms
- Sought after location
- Rare to the market
- Within walking distance to Perth City Centre
- Close to local amenities
- Easy access to transport
- High quality fixtures and fittings
- Spacious and stylish
- Private plot



Ground Floor

1st Floor

2nd Floor

57C GLASGOW ROAD, PERTH, PH2 0PE

Total: 1811 sq. Ft. 169 m²

Ground Floor: 503 sq. Ft. 47 M², 1st Floor: 770 sq. Ft. 72 M², 2nd Floor: 538 sq. Ft. 50 m²
 Excluded Areas: Garage: 191 sq. Ft. 18 M², Undefined: 12 sq. Ft. 1 M², Utility: 47 sq. Ft. 4 M²,
 Low Ceiling: 57 sq. Ft. 5 M², Walls: 189 sq. Ft. 16 m²

All Measurements Are Approximate And For Display Purpose Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	85
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) 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		80	82
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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