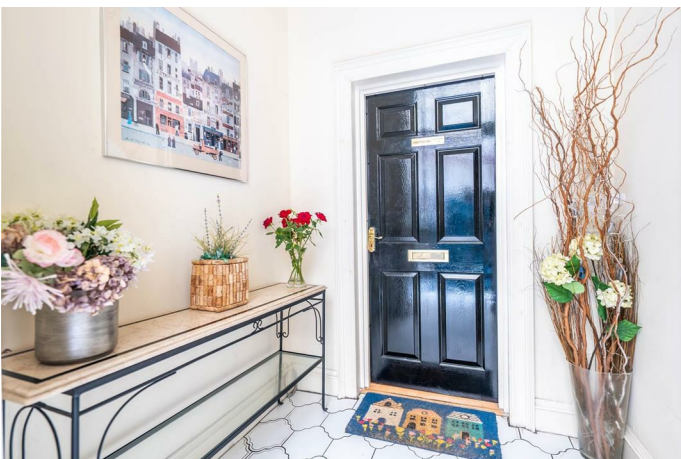


Simple Approach



9 Rose Terrace, Perth
PH1 5HA

Offers over £312,950

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.

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

Kitchen

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

Master 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)

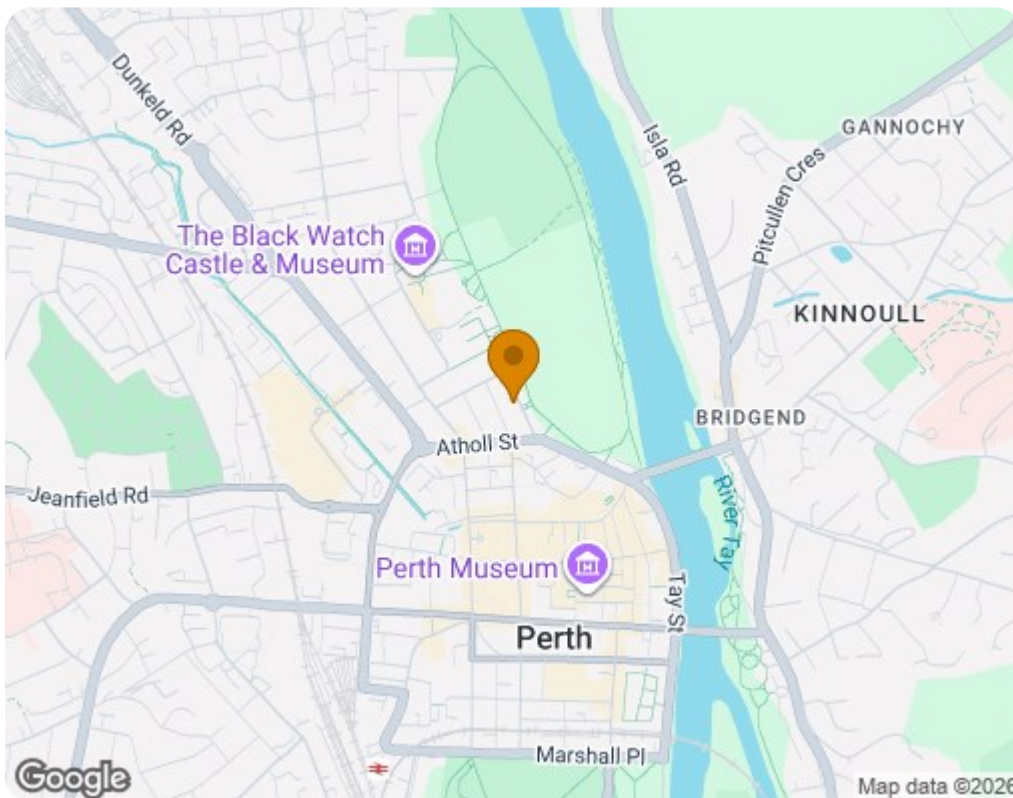
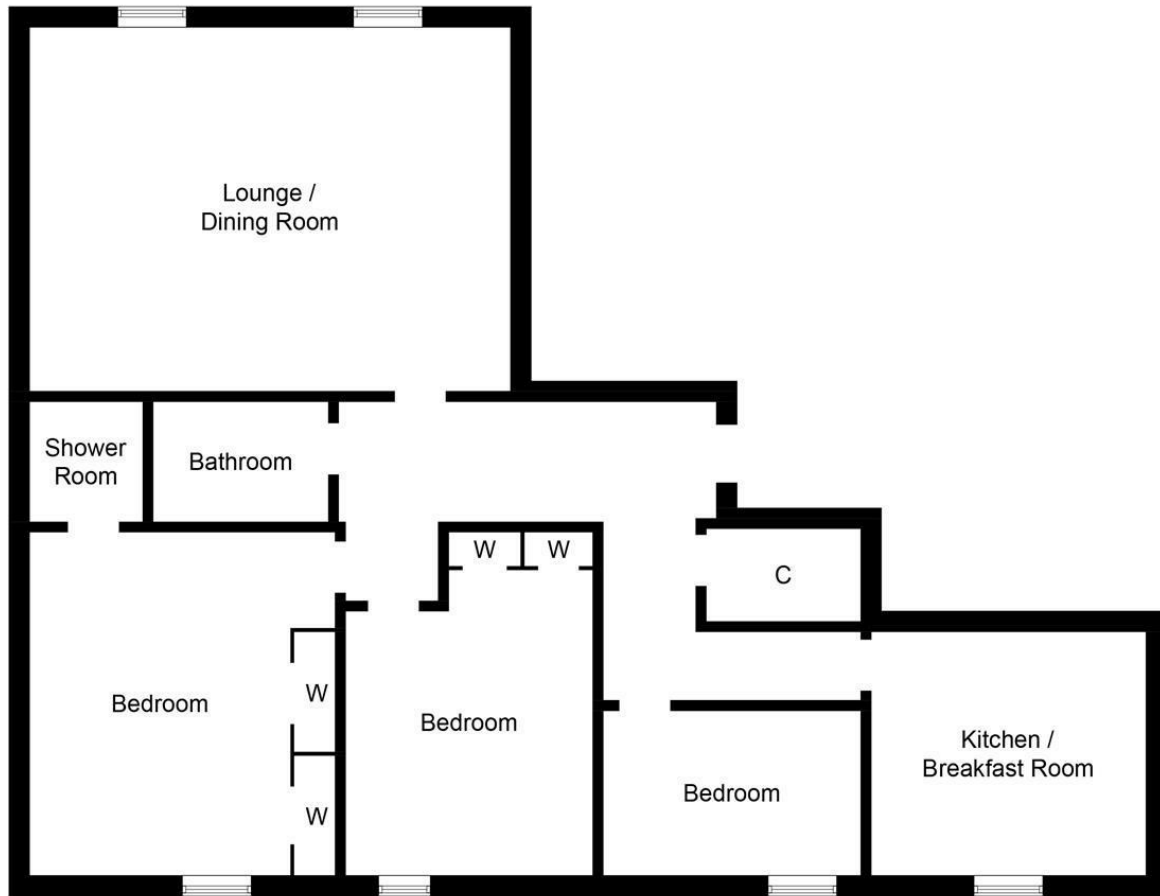
Family Bathroom





- Impressive First Floor Apartment
- Bright & Spacious Lounge
- Gas Central Heating
- Three Generous Bedrooms
- Picturesque Views Over The North Inch
- Residential Parking Permits Available
- Master Ensuite Shower Room
- Highly Sought After Location





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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			
(81-91) B			84
(69-80) C		71	
(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	