



## Flat 7, Rosslyn House

Glasgow Road, Perth, PH2 0GX

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## Summary

Forming part of a historic, C-listed Victorian building in Perth, this two-bedroom, two-bathroom ground-floor apartment is sure to appeal to a wealth of buyers and is beautifully presented with modern fixtures and fittings and neutral décor throughout. The development is accompanied by lovely shared gardens and private residents' parking, and it is ideally placed for easy access to Perth's outstanding amenities, such as shops (including major supermarkets), schools, transport links (including a train station), fitness and leisure facilities, and green space.

Extras: All fitted floor coverings, window coverings (including plantation shutters), light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Ground-floor apartment in Perth
- Part of a C-listed Victorian building
- Secure shared entrance with access ramp
- Inviting hallway with built-in storage
- Fantastic open-plan kitchen, living, and dining room
- Two double bedrooms (one with a built-in wardrobe)
- One en-suite shower room
- Separate bathroom
- Beautifully maintained shared gardens
- Private residents' parking
- Gas central heating and double glazing



"This beautifully presented ground-floor flat forms part of a historic, C-listed building in the heart of Perth, close to excellent amenities."







"The development is set within beautifully maintained shared gardens and private residents' parking."



# Floorplan

## Ground Floor

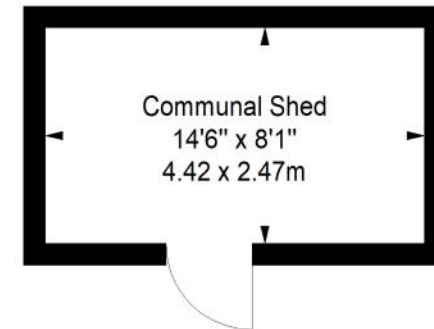
Approx. 77.5 sq. metres (834.2 sq. feet)



Total area: approx. 88.4 sq. metres (951.5 sq. feet)

## Communal Shed

Approx. 10.9 sq. metres (117.3 sq. feet)





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