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Set within an exclusive development conveniently located just off Glasgow Road, is this exceptionally spacious three-bedroom main door apartment presented in excellent condition throughout and benefiting from gas central heating, double glazing, allocated off-street parking, additional visitor parking and use of the surrounding communal garden grounds.

Upon entering the property, a long and impressive central hallway really does set the tone and gives a flavour of the true size and quality of the accommodation. It features doors to the majority of the rooms. The lounge enjoys a bright dual aspect and boasts a wealth of floor space for various items of furniture including dining table and chairs. The kitchen has been fitted with a contemporary range of base and wall units. There are three very generous double bedrooms, one served by a modern en-suite shower room and there is also a further bathroom fitted with WC, wash-hand basin and bath with shower over.

The allocated parking for the property is located to the front of the building with a number of visitor spaces available close by. The maintained garden grounds consist of some large areas of lawn and some colourful plants, shrubs and mature trees.

Rossllyn House is ideally positioned just off the Glasgow Road and within easy reach of many amenities and services including supermarkets, Perth Leisure Pool and heath suite, Perth's railway and bus stations and indeed the city centre with its many quality cafes, restaurants and shops. Easy accessed can also be gained onto the dual-carriageway network via the Glasgow Road and Broxden roundabout.

### AT A GLANCE

Spacious apartment

Three double bedrooms (one served by a modern en-suite shower room)

Fitted kitchen

Allocated off-street parking

Surrounding communal garden grounds

### THE FINER DETAIL

Gas central heating

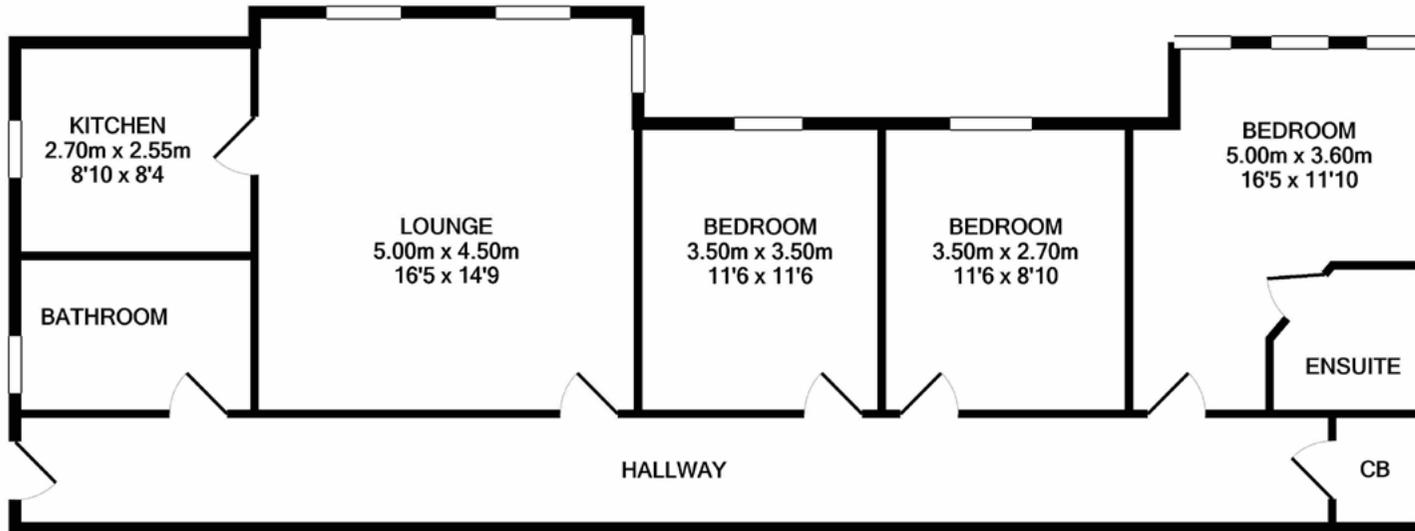
Double glazing

Additional visitor parking

Easy accessed can also be gained onto the dual-carriageway

EPC Band C





**1 ROSSLYN HOUSE**  
**GLASGOW ROAD**  
**PERTH PH2 OGX**

Approx gross internal area 1076 sqft | 100 sqm

Property reference XK1910

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.

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