

Simple Approach



**15 Rosslyn Court Rosslyn Avenue, Perth
PH2 0GY**

Offers over £163,950

This very well presented flat on Rosslyn Avenue, Perth offers stylish and spacious accommodation in true move-in condition. Beautifully decorated throughout, the property boasts a modern and welcoming feel, ideal for a range of buyers including first-time purchasers, professionals or those looking to downsize.

The accommodation comprises a bright and airy open plan lounge and kitchen, creating the perfect space for both relaxing and entertaining. The contemporary kitchen is well laid out with ample storage and worktop space, seamlessly flowing into the living area. There are two generous bedrooms, both tastefully finished and offering comfortable living space, along with a chic and modern bathroom designed with both style and functionality in mind. Further benefits include gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. The property also enjoys the convenience of allocated residential parking.

Situated in a highly central location, the flat is within easy reach of a wide range of local amenities, including shops, cafes, transport links and leisure facilities, making it an ideal choice for convenient city living.

Lounge / Kitchen

22'5" x 16'2" (6.85 x 4.95)

Bedroom One

10'2" x 12'4" (3.10 x 3.78)

Bedroom Two

12'5" x 8'5" (3.80 x 2.58)

Bathroom

8'1" x 5'6" (2.47 x 1.68)





- Very Well Presented Flat Both With Great Storage
- Open Plan Lounge/Kitchen
- Excellent Move In Condition
- Two Generous Bedrooms
- Allocated Residential Parking
- Modern Chic Bathroom
- Highly Sought After Location
- Gas Central Heating & Double Glazing
- Walking Distance To The City Centre, Train Station & The Bus Station. Great For Commuting

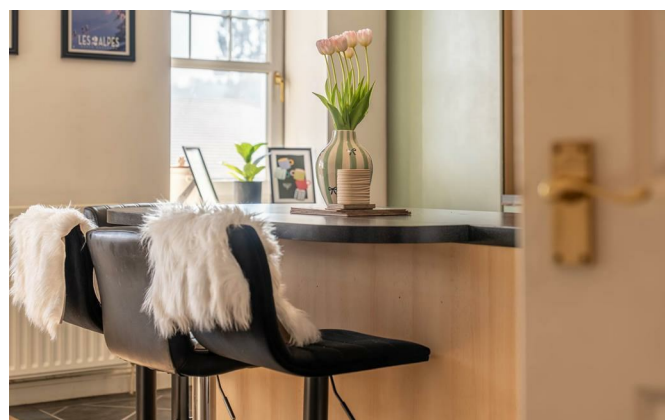
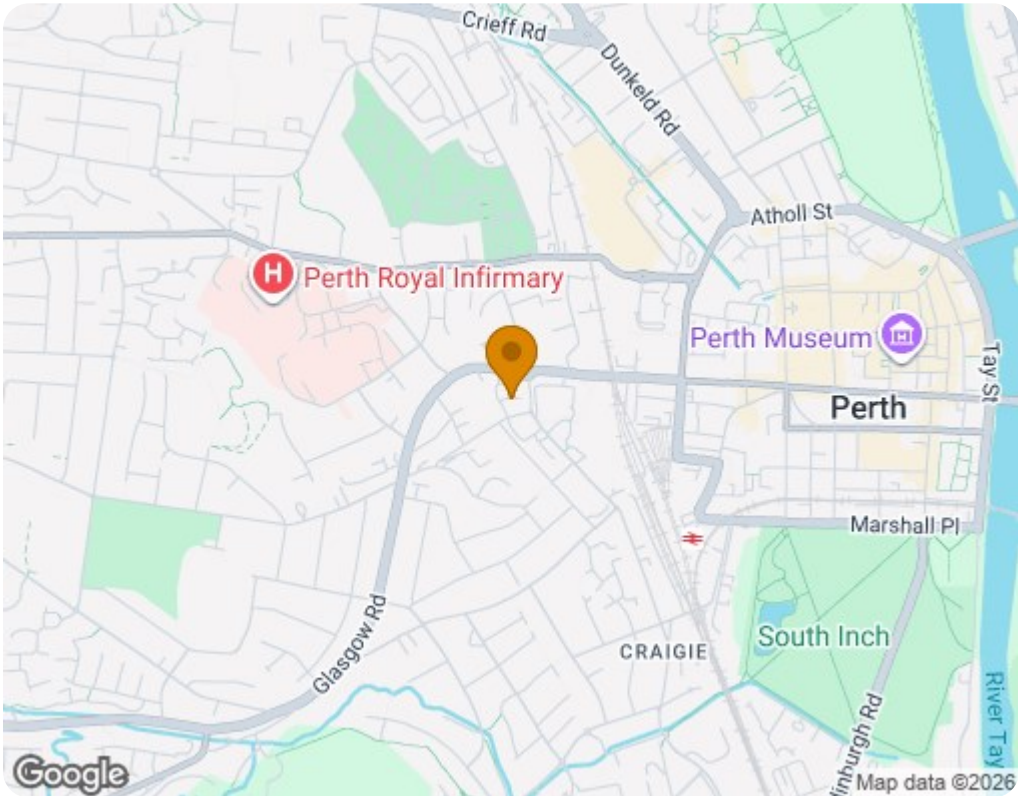




Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286125)



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