

Simple Approach



**5 Rosslyn Avenue, Perth
PH2 0GW**

Offers over £358,950

Located in a sought-after residential area of Perth, this stunning townhouse offers spacious and contemporary accommodation over three floors, making it an ideal family home. Set within walking distance to all local amenities including the Theatre, Concert Hall, Swimming Pool and Town Centre,

Beautifully maintained and thoughtfully designed, the property boasts a versatile layout and high-quality finishes throughout. Upon entering the home, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the property. To the rear, the heart of the home lies in the stylish open-plan kitchen and dining area, perfect for both everyday living and entertaining. The modern kitchen is well-appointed with ample storage and integrated appliances, while French doors provide easy access to the outdoor space. A convenient ground floor WC completes the ground level. The first floor features a generously sized bedroom with a walk-in wardrobe and a private ensuite shower room, offering comfort and privacy for guests or family members. To the front of the property is a spacious lounge, flooded with natural light. The top floor hosts three further well-proportioned bedrooms, one of which benefits from a second walk-in wardrobe and ensuite. All rooms are finished to a high standard, with ample storage throughout. Further benefits include gas central heating, double glazing, and excellent energy efficiency. Externally, the property boasts an internal garage and private driveway to the front, providing convenient off-street parking. This exceptional townhouse combines contemporary living with generous accommodation and is ideally located close to local amenities, schools, and transport links—offering a superb opportunity for families and professionals.

Entrance Vestibule

4'9" x 7'0" (1.46 x 2.15)

Garage

11'5" x 16'4" (3.49 x 4.99)

Downstairs WC

3'0" x 8'0" (0.92 x 2.46)

Kitchen + Dining Area

15'8" x 16'7" (4.78 x 5.08)

First Floor Landing

7'10" x 10'7" (2.41 x 3.24)

Lounge

16'9" x 15'7" (5.11 x 4.77)

Bedroom One

15'9" x 10'9" (4.82 x 3.30)

Master Ensuite

5'6" x 8'2" (1.69 x 2.49)

Bedroom Two

15'7" x 10'5" (4.75 x 3.20)

Bedroom Two Ensuite

5'10" x 7'7" (1.79 x 2.32)

Bedroom Three

12'11" x 9'2" (3.94 x 2.80)

Bedroom Four

7'3" x 13'2" (2.21 x 4.03)

Family Bathroom

5'6" x 7'8" (1.69 x 2.36)





- Three Storey Townhouse
- Four Generous Bedrooms
- Two Bedrooms Benefit From Ensuite's & Walk In Wardrobes
- Bright & Spacious Lounge
- Open Plan Kitchen / Dining Area
- Highly Sought After Location
- Private Driveway & Internal Garage
- Private Rear Garden
- Within Walking Distance To All Amenities



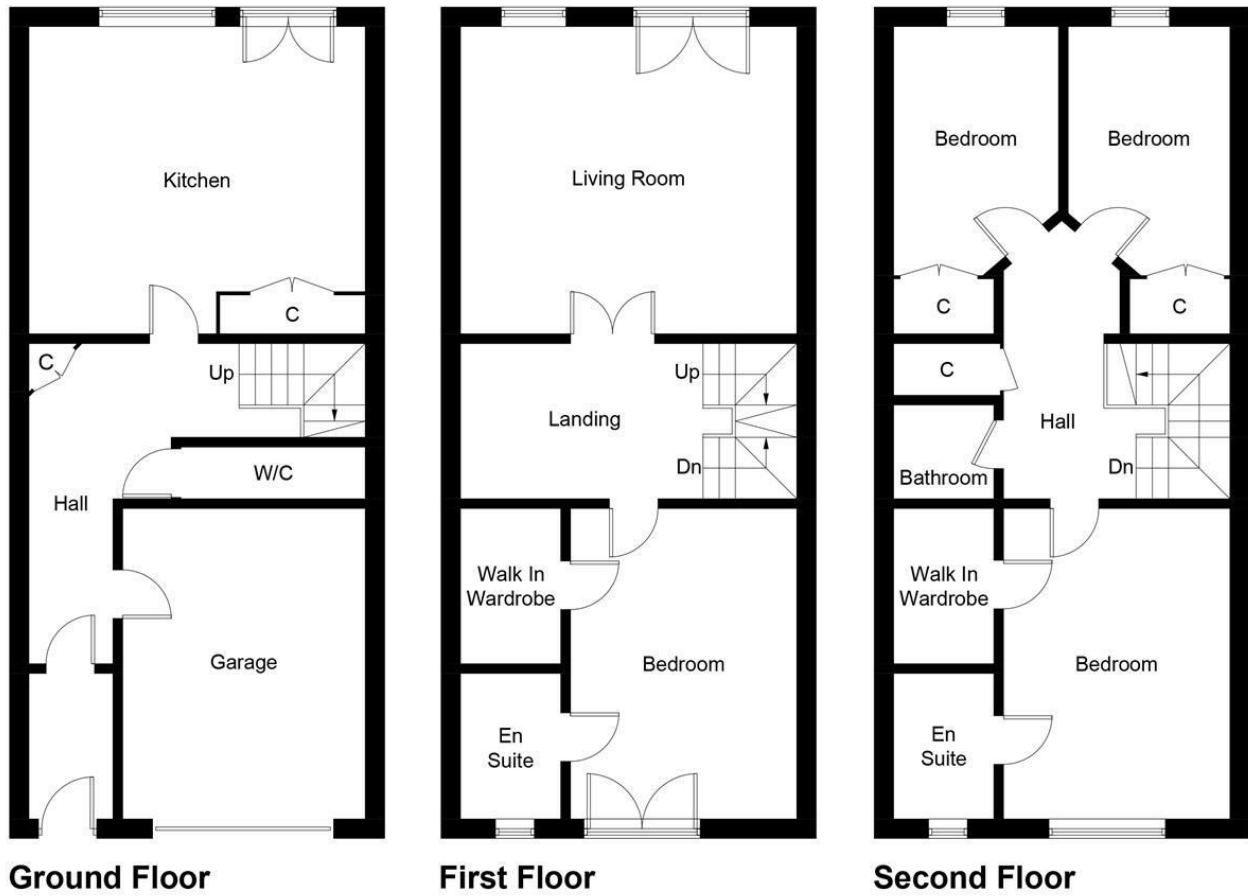
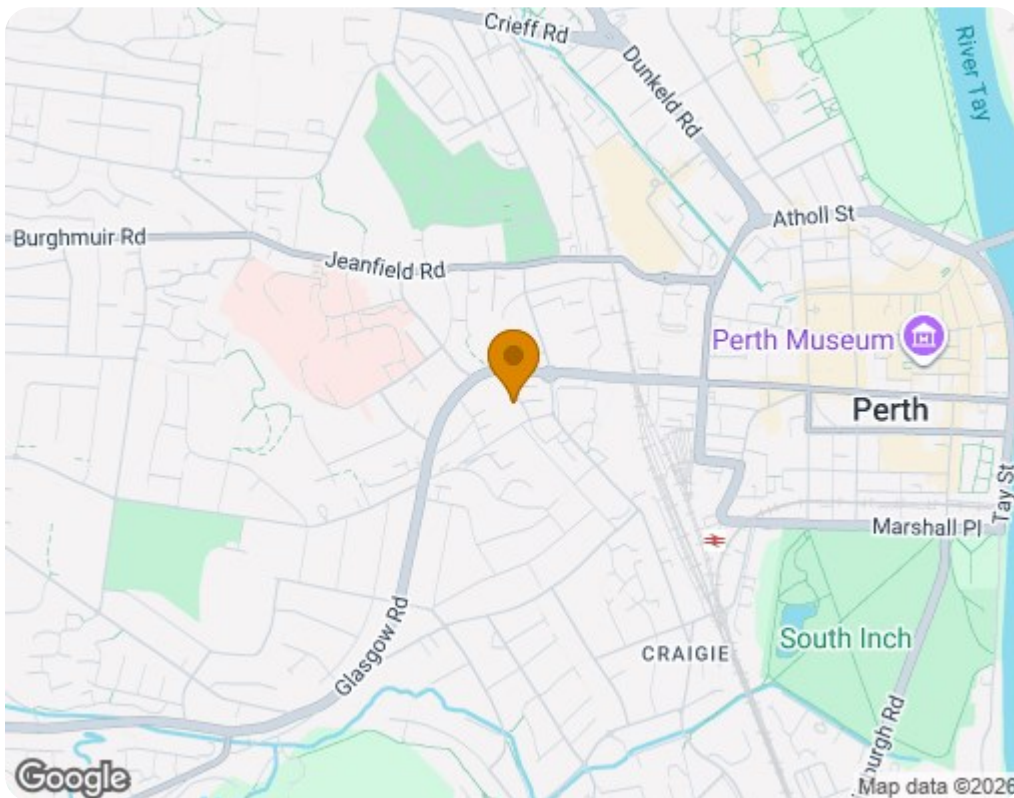


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1222727)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(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		78	81
(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	