



11 Rosslyn House Glasgow Road, Perth, PH2 0GX  
Offers over £205,000

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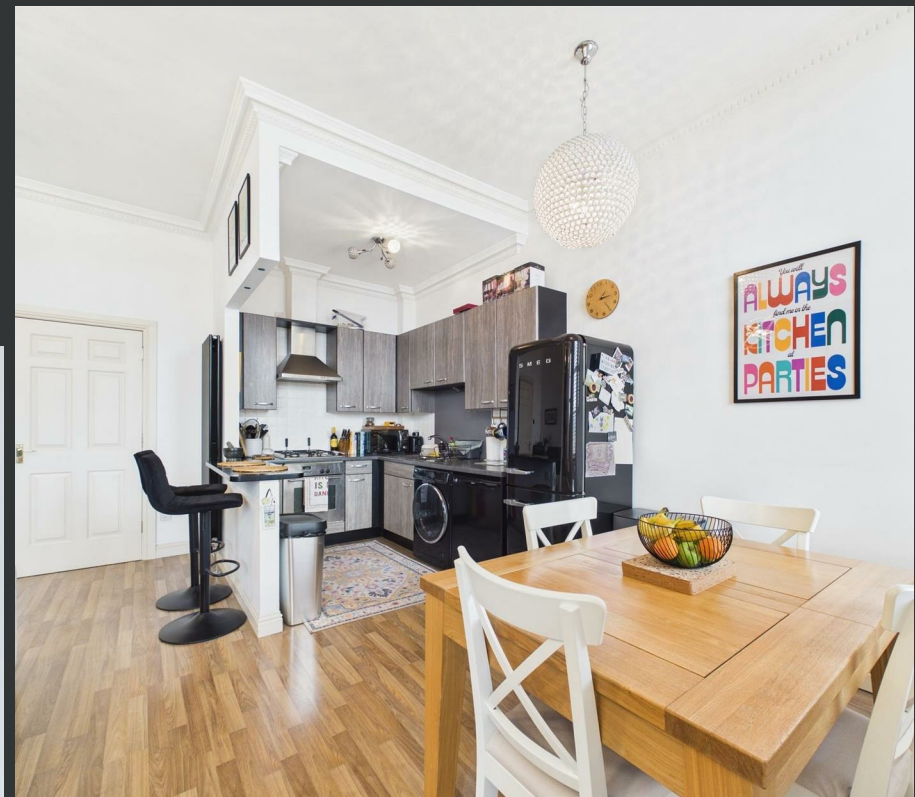
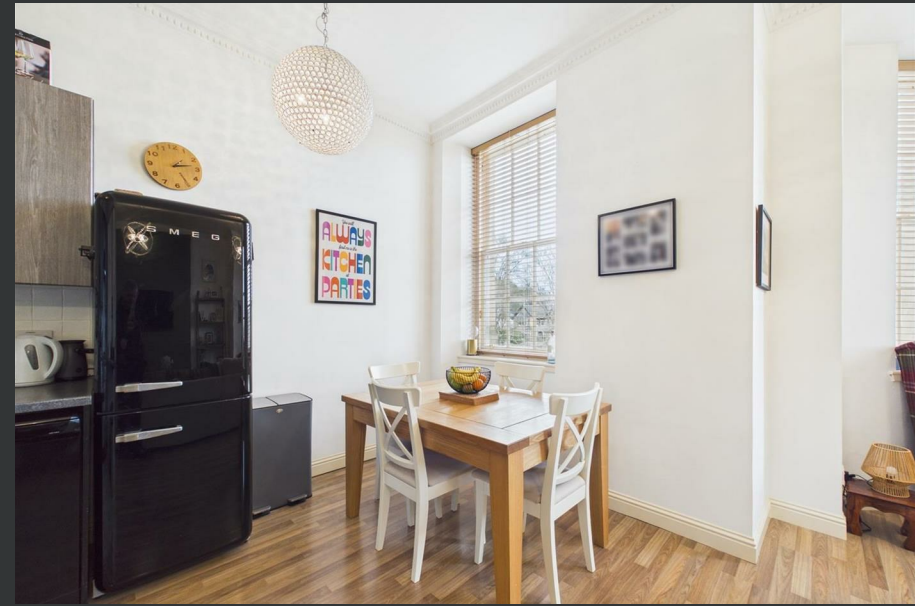
# 11 Rosslyn House Glasgow Road Perth, PH2 0GX

Offers over £205,000

- Two-bedroom apartment
- Spacious bay-windowed living room
- Two bathrooms
- Bright and well-presented throughout
- Shared garden grounds
- Set within a characterful period building
- Modern fitted kitchen
- High ceilings and period features
- Well-maintained communal entrance
- Allocated parking space

Set within an impressive and characterful building, this beautifully presented two-bedroom apartment offers a blend of period charm and modern living. The property is accessed via a well-maintained communal entrance and enjoys a peaceful setting with attractive shared grounds.

Internally, the accommodation is bright and spacious, with high ceilings, large windows and tasteful décor throughout. The generous living area is a standout feature, offering excellent space for both relaxing and entertaining, enhanced by a striking bay window that floods the room with natural light. The adjoining kitchen is well-equipped with ample storage and workspace, making it both practical and stylish. There are two well-proportioned double bedrooms, each offering comfortable accommodation with flexibility for a range of uses, including home working if required. The property further benefits from two bathrooms, adding convenience and appeal for modern lifestyles. Externally, residents enjoy access to well-kept communal gardens along with the added benefit of an allocated parking space. This is an ideal home for a range of buyers, including first-time purchasers, downsizers or those seeking a charming property within easy reach of Perth city centre.

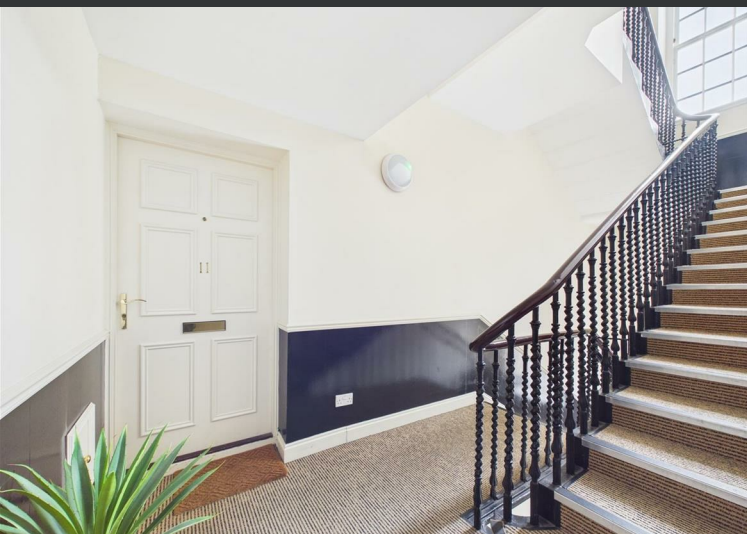
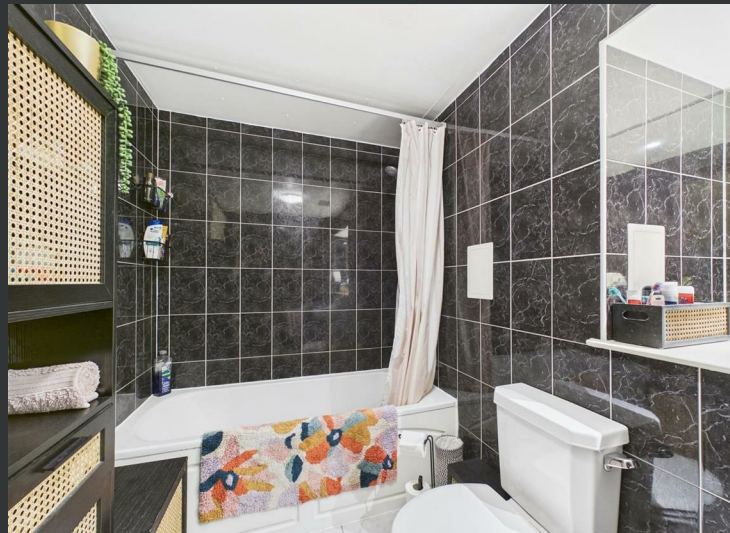




## Location

Situated on Glasgow Road, this property enjoys a convenient and well-connected location just minutes from Perth city centre. The area offers a wide range of local amenities including shops, supermarkets, cafes and leisure facilities, all within easy reach. Excellent transport links are nearby, with quick access to major road networks including the A9, making commuting to Dundee, Stirling and beyond straightforward. Perth also benefits from strong public transport connections, including bus and rail services. The surrounding area offers a variety of scenic walks, parks and green spaces, combining city convenience with access to the outdoors, making it a highly desirable place to live.





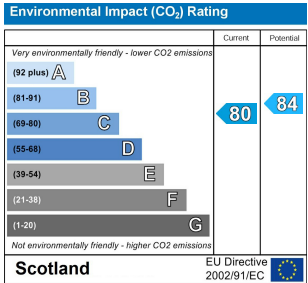
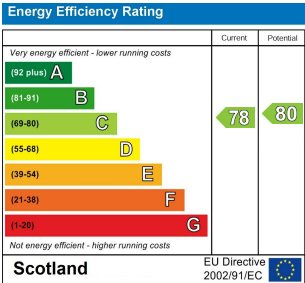
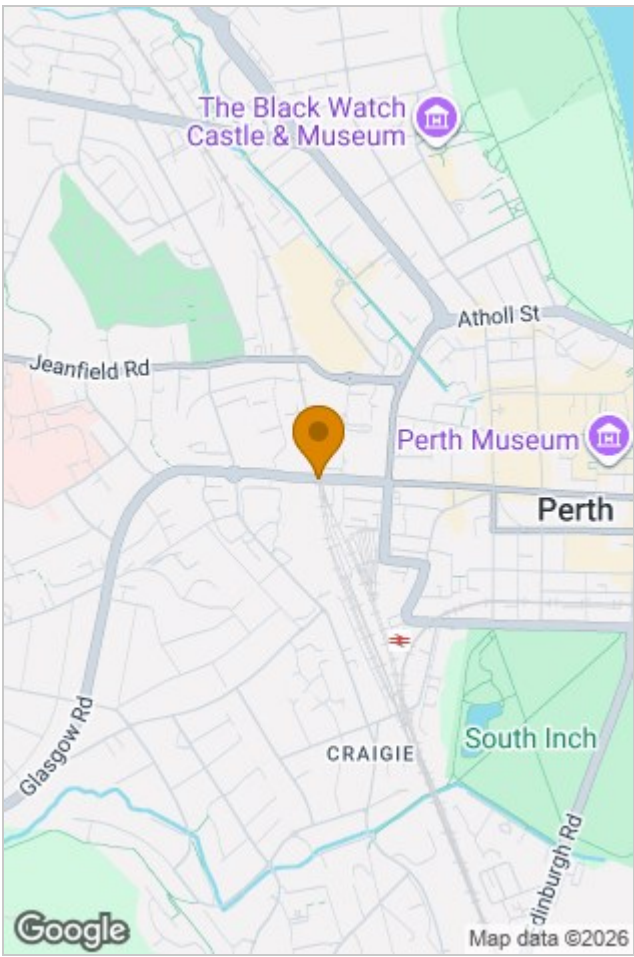


Approximate total area<sup>(1)</sup>  
777 ft<sup>2</sup>  
72.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

