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Leading Perthshire Estate Agency

6 Rosslyn House, Glasgow Road, PERTH, Perthshire, PH2 0GX

Offers Over £235,000

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NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

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PH2 0GX

Many thanks for your interest with 6 Rosslyn House, Glasgow Road, PERTH, Perthshire, PH2 0GX.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

The city of Perth is cited as the 'Gateway to the Highlands' on account of its splendid central location based around the River Tay.

Both Glasgow and Edinburgh are equally easily accessible by road or excellent rail connections. With a proud history, Perth is a thriving cultural centre with a theatre, art Galleries and World class concert hall. It also has vibrant Conference venues, cinemas and leisure activities.

Several excellent golf courses are within easy reach as is the renowned Perth Racecourse. The 'Glorious playground' of iconic hotel, Gleneagles, is 17 miles to the south.



Property Summary

We are delighted to bring to the market 6 Rosslyn House. It represents a substantial 3 bedroom apartment occupying the second and upper levels within a handsome, imposing Victorian landmark property, a 5 minute walk from the centre of Perth.

The apartment extends to 1,560 sq feet (144.9 sq m) and one enters into an accommodating hall way with three large storage cupboards.

Off this are two double bedrooms, family bathroom, fully integrated kitchen and capacious lounge.

On the upper floor are the large principal bedroom with dressing area and en-suite shower rooms.

The property is warmed by gas central heating and is double glazed throughout with large sash & case units on the lower level and Velux windows in the upper bedroom suite.

Rosslyn House is placed within attractive landscaped garden grounds with private access.

Private parking space and ample visitor parking is also included.

Properties within Rosslyn House rarely come back to the market and the opportunity to view this outstanding, prime apartment is highly recommended.



Key property features

- ✓ 3 double bedrooms
- ✓ Master en-suite
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Allocated parking
- ✓ Ideal buy to let
- ✓ Spacious lounge
- ✓ Gas central heating
- ✓ Chain free





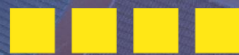




An aerial photograph of a suburban residential neighborhood, featuring rows of brick houses with tiled roofs and green lawns. The image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

Have a property to sell?

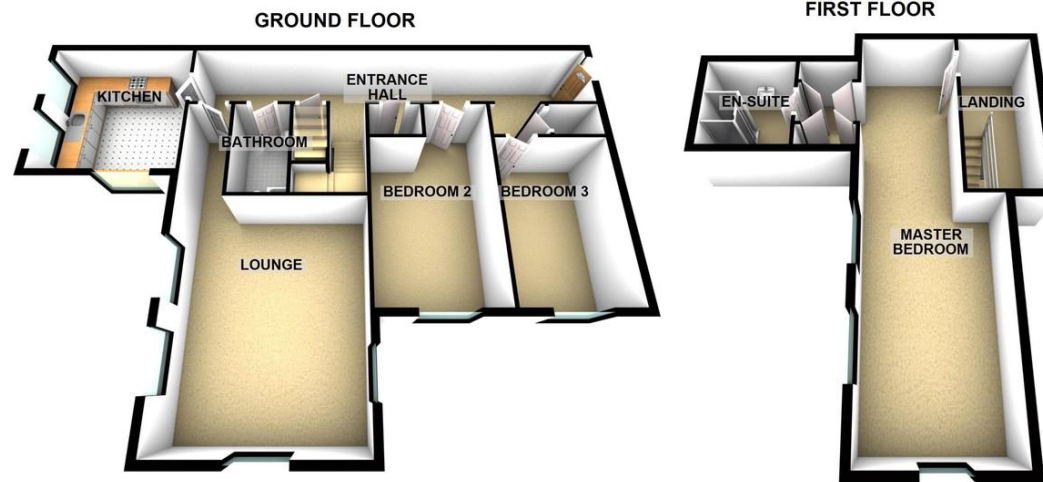
An expert from our local branch will provide you with
the most accurate valuation.



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Floorplans





Property Room sizes

Entrance Hall

10.67m x 2.06m (35'12" x 6'9")

Lounge

8.74m x 5.00m (28'8" x 16'5")

Kitchen

3.73m x 3.68m (12'3" x 12'1")

Landing

4.01m x 2.16m (13'2" x 7'1")

Master Bedroom

10.29m x 3.28m (33'9" x 10'9")

En-suite

2.36m x 2.24m (7'9" x 7'4")

Bed room 2

5.33m x 2.95m (17'6" x 9'8")

Bed room 3

4.42m x 2.95m (14'6" x 9'8")

Bath room

2.44m x 1.50m (8'0" x 4'11")

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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