



Buy your next home with Next Home

Leading Perthshire Estate Agency

9 Rosslyn House, Glasgow Road, Perth, Perthshire, PH2 0GX

Offers Over £225,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

9 Rosslyn House, Glasgow Road, Perth, Perthshire,
PH2 0GX

Many thanks for your interest with 9 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

Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.



Property Summary

We are delighted to bring to the market this deceptively spacious and very well presented SECOND FLOOR THREE BEDROOM MAISONETTE APARTMENT situated within the highly desirable Rosslyn House.

The property is entered via a secure entry system and offers well proportioned accommodation over two floors comprising reception hall; open plan modern kitchen/dining/living area with integrated appliances; two spacious bedrooms and family bathroom on the ground floor together with an exceptionally large principal suite with dressing room and en-suite shower room on the first floor.

The property benefits from gas central heating and is double glazed throughout with large sash & case units on the lower level and Velux windows in the upper floor.

Rosslyn House is placed within attractive landscaped garden grounds and there is a private parking space pertaining to the property and visitor parking is also available.



Key property features

- ✓ Victorian Landmark Property
- ✓ Substantial 3 Bedroom Apartment
- ✓ Open Plan Living Space
- ✓ Bathroom & En-suite Shower Room
- ✓ Double Glazing
- ✓ Gas Central Heating
- ✓ Private Parking & Visitor Space
- ✓ Communal Gardens
- ✓ Secure Entry System
- ✓ Close to all amenities









An aerial photograph of a residential neighborhood, showing rows of houses with red brick walls and grey roofs. The image is overlaid with a semi-transparent blue filter. The houses are arranged in a grid-like pattern, with some featuring rear gardens and driveways. The overall scene is a typical suburban housing estate.

Have a property to sell?

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

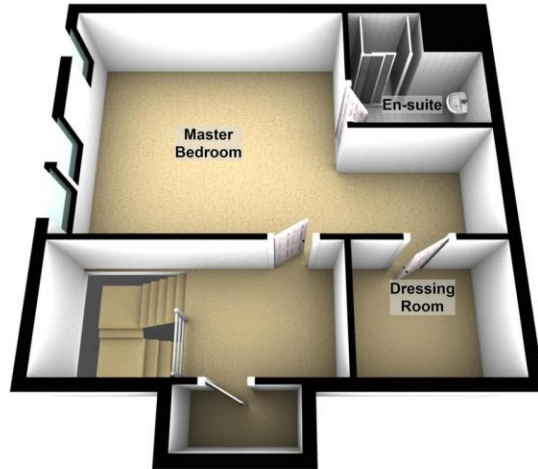


NEXTHOME

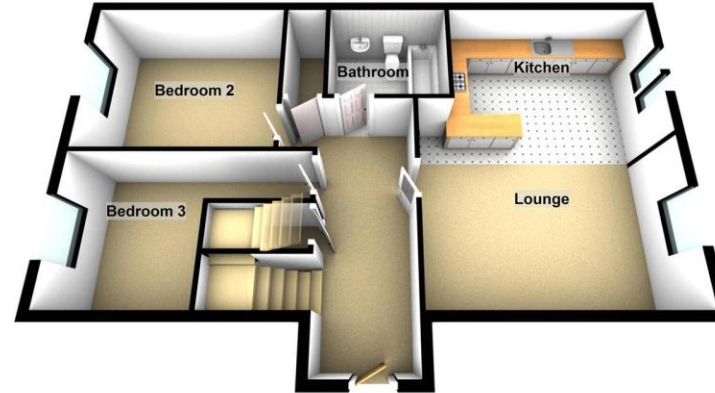
ESTATE & LETTING AGENTS

Floorplans

First Floor



Ground Floor



Property Room Sizes

HALL

5.36m x 2.59m (17'7" x 8'6")

OPEN PLAN LOUNGE/DINING/KITCHEN

6.30m x 4.90m (20'8" x 16'1")

BEDROOM

3.94m x 3.20m (12'11" x 10'6")

BEDROOM

4.70m x 2.92m (including corridor area) (15'5" x 9'6" (including corridor area))

BATHROOM

2.69m x 2.16m (8'10" x 7'1")

LANDING

2.06m x 1.73m (6'9" x 5'8")

PRINCIPAL BEDROOM

23' 0" x 13' 7" (7.01m x 4.14m) .

EN-SUITE

2.84m x 2.01m (9'4" x 6'7") .

DRESSING ROOM

2.01m x 1.93m (6'7" x 6'4")



NEXTHOME

ESTATE & LETTING AGENTS

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

The only Perthshire estate agent available 7 days until 9pm

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.

Registered Office Argyll House, Quarrywood Court, Livingston, West Lothian EH54 6AX. Registered in Scotland No. SC264812. NEXTHOME (Scotland) Ltd is an appointed representative of Kinggate Law Limited, which is authorised and regulated by the Financial Conduct Authority for advising on and arranging mortgages and insurance, broking and debt counselling of consumer credit agreements.



Next Home are proud to be members of the Property Ombudsman Scheme