



**Premier
Properties**
Perth



West Rosslyn View 57C Glasgow Road, Perth, PH2 0PE
Offers Over £379,950

 4  3  2  B



- 4 spacious bedrooms
- Sought after location
- Rare to the market
- Within walking distance to Perth City Centre
- Close to local amenities
- Easy access to transport
- High quality fixtures and fittings
- Spacious and stylish
- Private plot



Ground Floor

1st Floor

2nd Floor

57C GLASGOW ROAD, PERTH, PH2 0PE

Total: 1811 sq. Ft. 169 m²

Ground Floor: 503 sq. Ft. 47 M², 1st Floor: 770 sq. Ft. 72 M², 2nd Floor: 538 sq. Ft. 50 m²
 Excluded Areas: Garage: 191 sq. Ft. 18 M², Undefined: 12 sq. Ft. 1 M², Utility: 47 sq. Ft. 4 M²,
 Low Ceiling: 57 sq. Ft. 5 M², Walls: 189 sq. Ft. 16 m²

All Measurements Are Approximate And For Guiding Purposes Only



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	81	85
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	80	82
EU Directive 2002/91/EC		



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