



**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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	81	85	Scotland
	EU Directive 2002/91/EC		



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