



**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, Utility: 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 Display 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			



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 of representation 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 any representation or warranty in respect of the property.