

# ROSELEA

GANNOCHY ROAD, PERTH, PH2 7EG



## ROSELEA, GANNOCHY ROAD, PERTH, PH2 7EG

We are delighted to offer for sale this attractive four bedroom detached bungalow, located within the highly desirable Gannochy area of Perth, within close proximity of the city centre. Generously sized and extremely well maintained accommodation comprising; VESTIBULE, HALLWAY with storage, modern DINING KITCHEN with access to rear, UTILITY ROOM with storage, 22.5ft dual aspect LOUNGE with doors to rear, FAMILY BATHROOM and 4 DOUBLE BEDROOMS (Master EN-SUITE WET ROOM). A notable feature is the fully lined and floored attic, accessed via a pull-down ladder in the hall. This substantial 40ft long room has power and lighting & offers an ideal development opportunity, subject to necessary permissions.

Externally the property boasts attractive & manageable garden grounds. Ample private parking to the front & side, leading to a generous tandem garage. A private paved south facing courtyard to the rear is an ideal place to sit and enjoy the sun, and has a raised patio and planted beds. To the side there is a good sized area of lawn, fully enclosed along with the courtyard, with mature planted borders and a lean-to greenhouse.

A versatile and spacious family home presented in move-in condition, enjoying a great location. Likely to be a most welcome addition to the market, early viewing is advised.

### Directions

From Perth city centre cross the Perth Bridge (Smeaton's Bridge) across the River Tay to Bridgend. Progress straight across at the lights, traveling up Lochie Brae for approx. 300m. Carry straight on to Gannochy Road at the junction with Muirhall Road, & the property is the 2nd on the right.

**Energy Performance** Rated 'C' for efficiency.      **Council Tax** Band 'F'

**Viewing** Strictly by appointment through Irving Geddes - 01764 670325.

**Video Tour** <https://my.matterport.com/show/?m=huVWcAXwVS>

**Irving Geddes**  
W.S. • Solicitors • Estate Agents





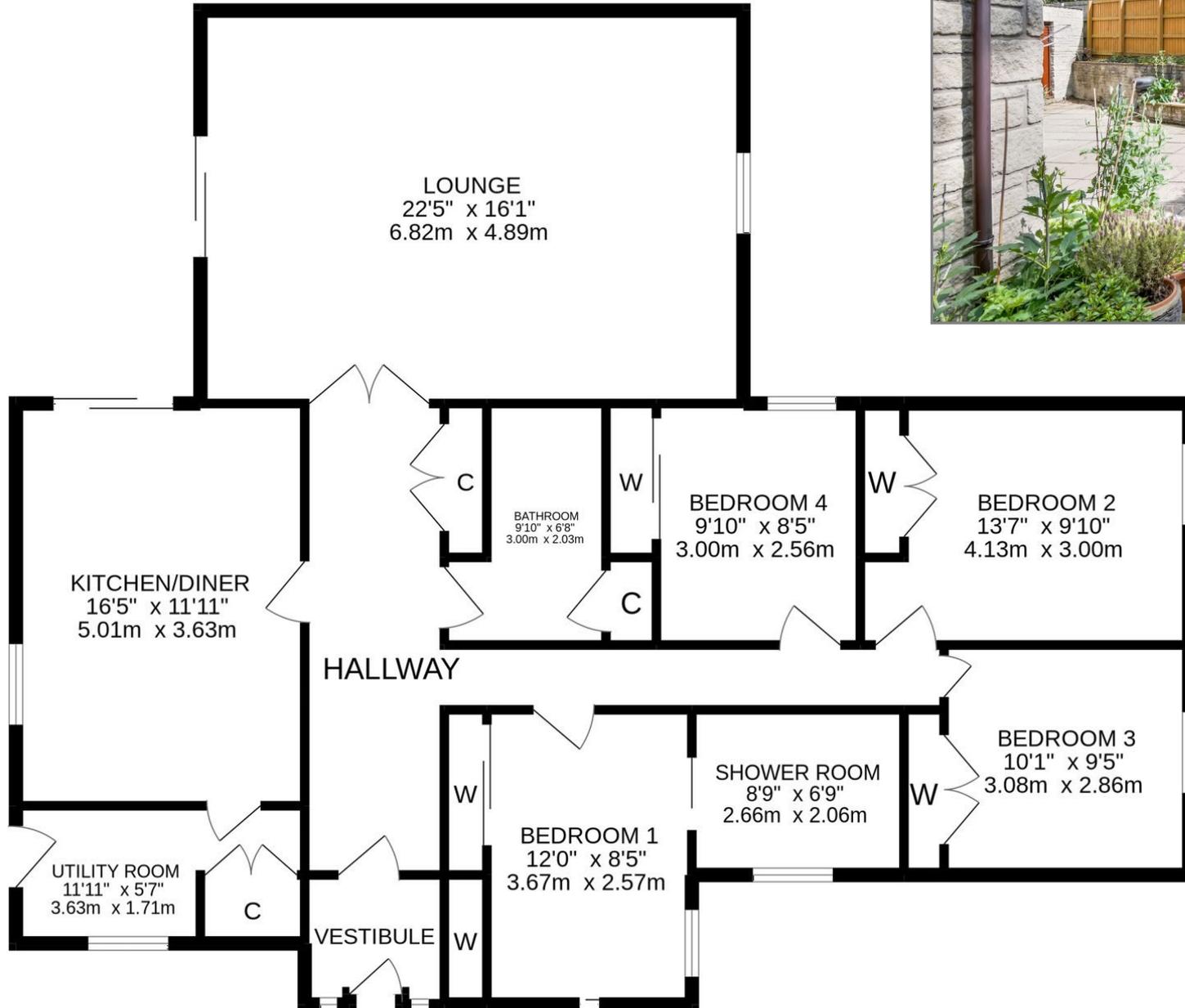








These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





**Crieff**  
25 West High Street, PH7 4AU  
Tel: 01764 653771

**Comrie**  
1 Drummond Street, PH6 2DW  
Tel: 01764 670325

**Aberfeldy**  
6 The Square, PH15 2DD  
Tel: 01887 822722