

Roseisle, 117 Glasgow Road, Perth, PH2 0LU

Offers Over £249,000

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Irving Geddes are delighted to offer for sale this rarely available lower conversion of a most handsome Victorian villa. Roseisle, dating from c.1887 & converted in the 1950's, is located within a prime residential area of Perth, ideally situated for both pedestrian and transport links into the city and a short drive to the outer ring motorway.

Offering flexible, spacious accommodation throughout, the layout comprises private main door access to the front via a sheltered **porch** with detailed stone/marble support pillars & inner **vestibule** with original tiled floor. The generous **hallway** provides access to all accommodation and boasts a feature arch as it widens to the centre. There are two large storage cupboards and a door to a private courtyard area. The **living room/bedroom three** is located to the front of the property and enjoys an outlook over the large, well-stocked private garden. Located to the front also is the sizeable **lounge** which has a lovely bay window offering a far reaching aspect, with the dramatic Kinnoull Hill distant. To either side of the hall there are **double bedrooms**. One of which has access to the rear hall with a window overlooking the side garden. The other bedroom overlooks the rear courtyard. To the rear of the hall the large modern shower room, installed Nov'2016, is partially fitted with wet-wall & comprises a WC, WHB and walk-in shower. The **kitchen** is located to the rear and fitted with a very well maintained original 1950's metalwork kitchen by 'Paul Millersdale'. The kitchen overlooks the side garden & has a small larder cupboard and access to the rear porch which houses useful additional storage units.

The property benefits from lovely period features such as tall ceilings, ornate cornice, double height skirting & attractive wood detail. The front elevation has newly installed timber sash & case double glazed windows with the remainder being of uPVC design or secondary glazed. The property is warmed by electric storage heating.

Externally the grounds to the front of the property are wholly private and laid to gravel with mature planted beds. A separate single garage is adjacent to the property and has an automatic door. To the rear of the garage there is an additional area of enclosed private ground laid to gravel with a paved path. A small private courtyard is accessed from the hall and has an adjacent stone outbuilding provide useful storage.

Carpets, curtains, blinds & light fittings are to be included in the sale. A most charming period home, full of character and offering much potential for further development. Roseisle is likely to be a welcome addition to the market and early viewing is advised.

Lounge (24'4" to bay x 14'6")

Sitting Room/Bed Three (12'2" x 11'4")

Bedroom One (14'8" x 13'8")

Bedroom Two (13'4" x 10'6")

Kitchen (12'8" x 9'6")

Shower Room (9'7" x 6'4")

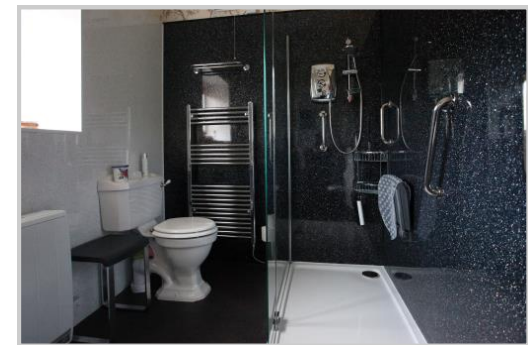
Viewing Strictly by appointment through Irving Geddes - 01764 670325/653771.

Energy Performance Rated 'F' for efficiency. www.irvinggeddes.co.uk





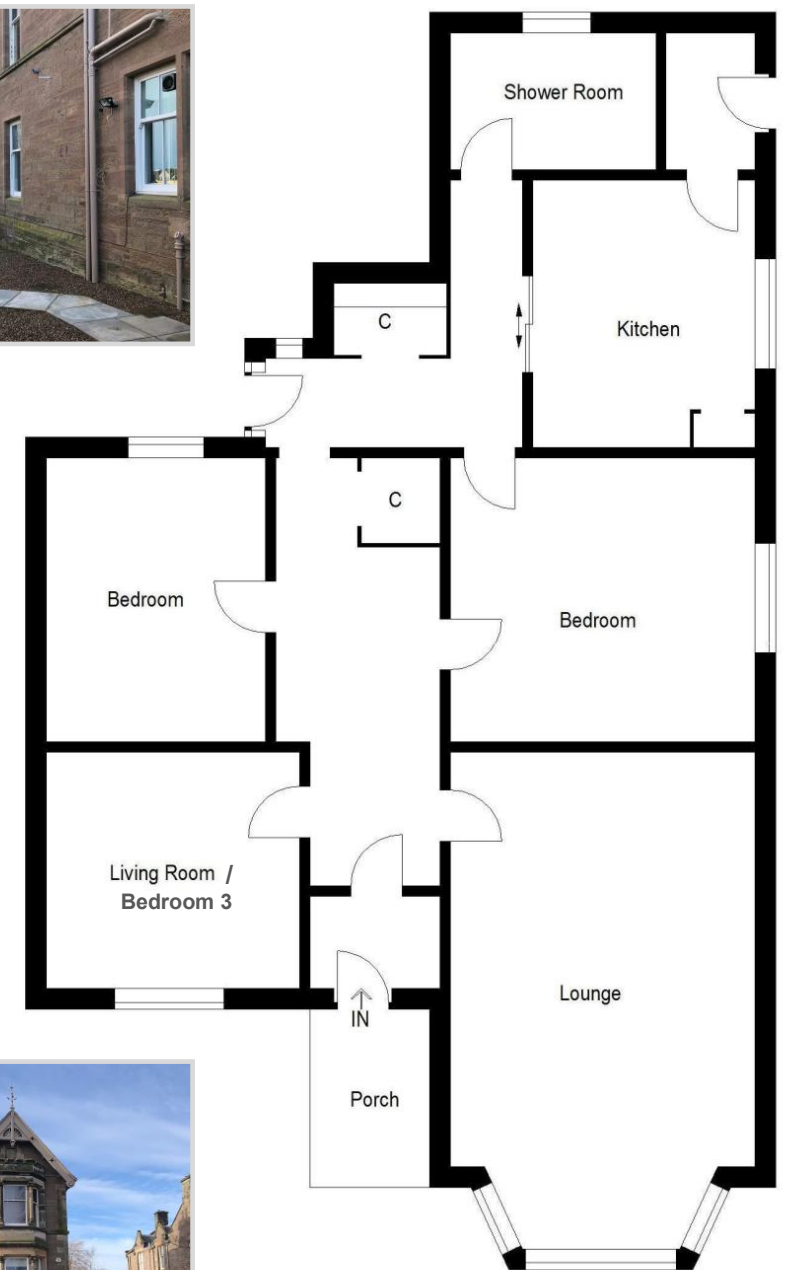
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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

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