



6A Ross Avenue, Perth, PH1 1GZ  
Offers over £170,000

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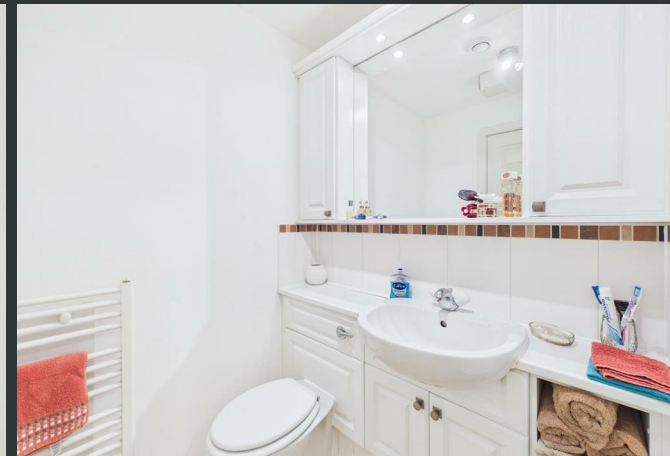
## 6A Ross Avenue Perth, PH1 1GZ

- Spacious ground floor apartment
- Bright lounge with dining space
- Modern bathroom with shower over bath
- Secure entry system
- Residents' parking
- Two double bedrooms
- Fitted kitchen with integrated appliances
- Additional shower room
- Gas central heating and double glazing
- Popular and convenient Perth location

Situated within a modern and well-maintained development in a sought-after area of Perth, this beautifully presented two-bedroom ground floor apartment offers bright, spacious accommodation ideally suited to a range of purchasers including first-time buyers, professionals, downsizers, and investors.

The property is accessed via a secure entry system and enjoys a welcoming hallway leading to a generously proportioned living room with ample space for both lounge and dining furniture. Large windows allow excellent natural light, creating a bright and comfortable living environment. The fitted kitchen is well arranged with a range of storage units, integrated appliances, and practical workspace. There are two well-sized double bedrooms, both offering excellent accommodation, with the principal bedroom benefiting from fitted mirrored wardrobes. A stylish main bathroom features a modern white suite with shower over bath, while an additional shower room adds further convenience. The apartment is presented in move-in condition throughout and benefits from double glazing, gas central heating, and excellent storage. Externally, the development enjoys attractive landscaped grounds together with residents' parking. Located close to local amenities and transport links, this is an excellent opportunity to acquire a superb home in a convenient Perth location.

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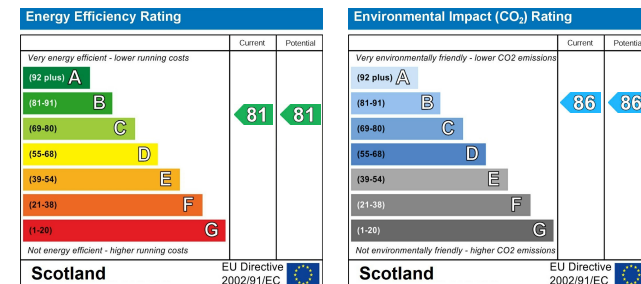
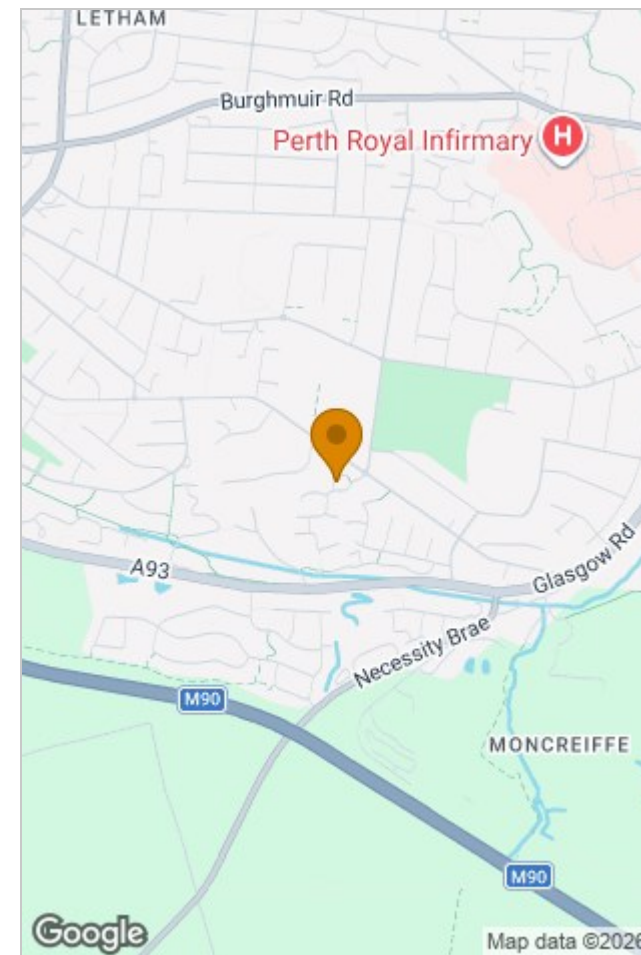
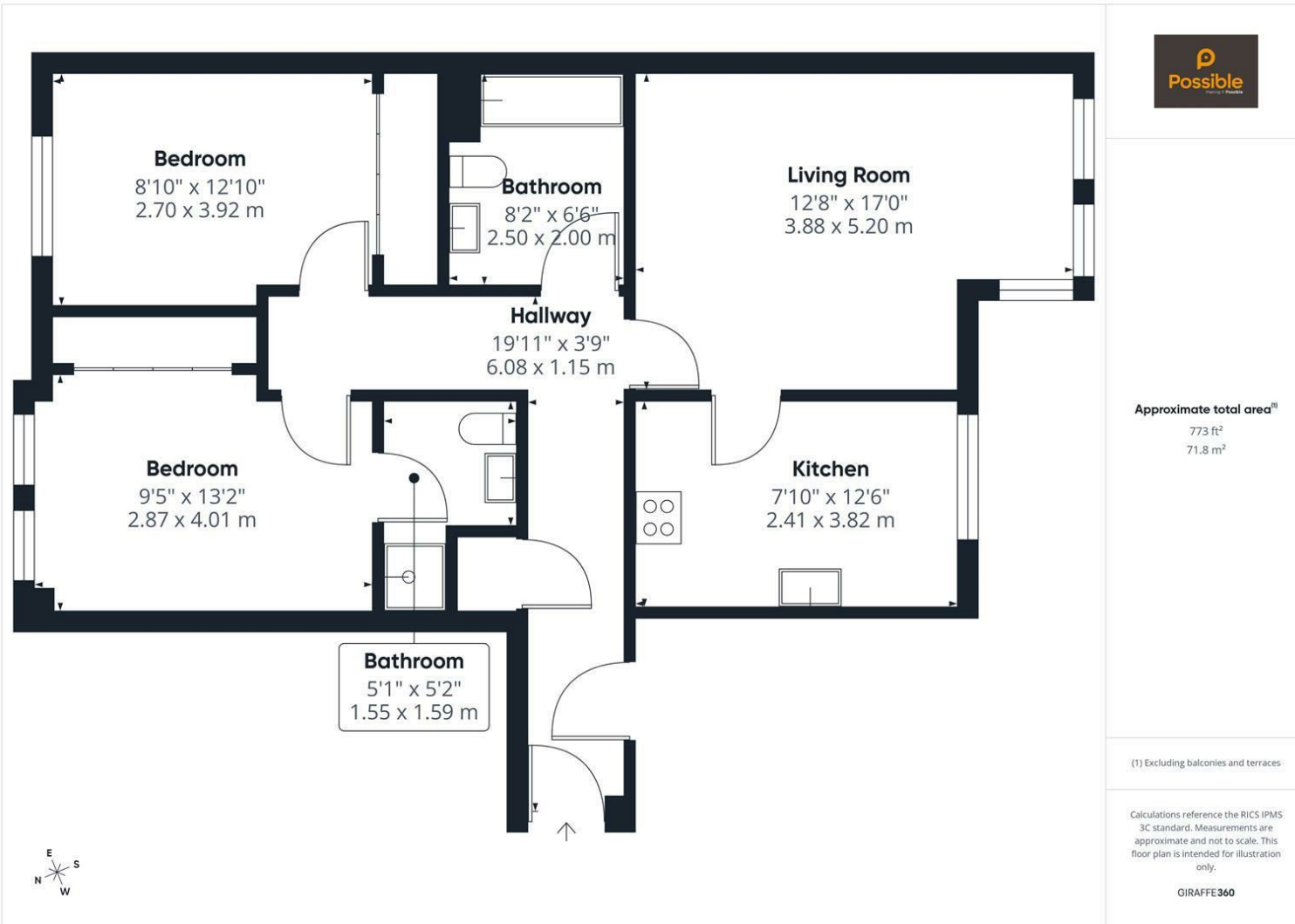


## Location

Ross Avenue is situated within a popular residential area of Perth, offering convenient access to a wide range of local amenities and excellent transport connections. Perth city centre is only a short distance away and provides an extensive selection of shops, restaurants, cafés, leisure facilities, and cultural attractions. The area benefits from nearby supermarkets, healthcare services, and recreational spaces, while excellent road links connect easily to Dundee, Edinburgh, Glasgow, and Inverness via the A9 and motorway network. Perth also offers regular rail and bus services, making the location ideal for commuters. Nearby parks and walking routes further enhance the area's appeal for a variety of buyers.







## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.