# Buy your next home with Next Home

Leading Perthshire Estate Agency

17 Grey Row, Ruthvenfield, Perth And Kinross, PH1 3JR



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Offers Over £129,950

## Buying with Next Home

17 Grey Row, Ruthvenfield, Perth And Kinross, PH1 3JR Many thanks for your interest in 17 Grey Row, Ruthvenfield, Perth And Kinross, PH1 3JR.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

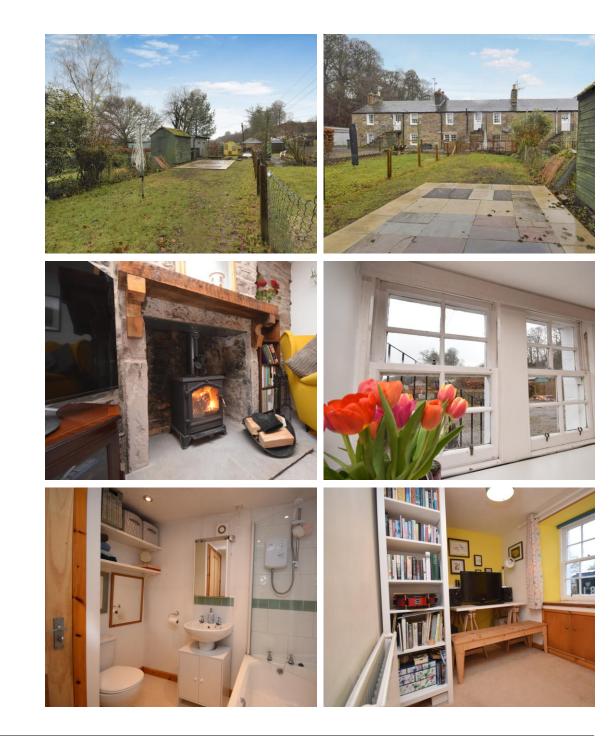
If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the area

The property is set in a semi rural location in Ruthvenfield on the outskirts of Perth. Ruthvenfield offers excellent local ammenities including fantastic schooling, a great bus service and great motorway access.

Perth is located nearby and boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.



### Property summary

We are delighted to bring to the market this beautifully presented GROUND FLOOR 2 BEDROOM APARTMENT situated within a highly desirable location in the hamlet of Ruthvenfield.

The accommodation comprises entrance hall; lounge with feature wood burning stove and open to the kitchen; modern kitchen with space for free standing appliances; 2 bedrooms and bathroom with white suite.

There is gas central heating and sash and case windows throughout.

Externally there is a large garden to the rear which is laid to lawn with a paved patio area and greenhouse. External store. Parking is available to the front.

This property would suite a range of prospective purchasers and early viewing is highly recommended.





### Key property features

- 🔮 Ground floor apartment
- Lounge with wood burning stove
- 🔮 Modern Kitchen
- У 2 Bedrooms
- Bathroom with white suite
- External Store
- 💙 Large Garden
- ✓ Off Street Parking
- Highly desirable location
- ✓ Rare to the market





### Floorplans





#### **Property Room Sizes**

HALL 14' 3" X 3' 1" (4.34M X 0.94M) LOUNGE 16' 3" X 14' 6" (4.95M X 4.42M) KITCHEN 8' 9" X 6' 4" (2.67M X 1.93M) BATHROOM 6' 9" X 6' 4" (2.06M X 1.93M) BEDROOM 9' 9" X 9' 6" (2.97M X 2.9M) BEDROOM 8' 7" X 6' 1" (2.62M X 1.85M)

PLEASE NOTE: 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 or representations 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 representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



#### TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONEYOUR LOCAL BRANCH BELOW:

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#### The only Perthshire estate agent available 7 days until 9pm

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