



# Buy your next home with Next Home

Leading Perthshire Estate Agency

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

Offers Over £129,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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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,  
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We have the largest sales team in  
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property open days.

# About the area

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The property is set in a semi rural location in Ruthvenfield on the outskirts of Perth. Ruthvenfield offers excellent local amenities 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

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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

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



# Floorplans





# Property Room Sizes

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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.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 – 43 Allan Street, Blairgowrie ..... 01796 54 80 14

47a Atholl Road, Pitlochry ..... 01796 54 80 14

1a James Square, Crieff ..... 01764 65 00 44

211 High Street, Auchterarder ..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit: [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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