

# Solicitors & Estate Agents

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MACRAE  
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## PERTSHIRE

15 GREY ROW, RUTHVENFIELD, PERTH, PH1 3JR



- Charming lower terraced cottage flat
- Attractive rural location
- C Listed Building
- Good order throughout
- Hall
- Lounge
- Fitted kitchen
- 2 bedrooms
- Bathroom
- Gas Central Heating
- Lovely rear garden
- Allocated parking space



**FIXED PRICE £105,000**

## THE LOCATION

Ruthvenfield is a small rural hamlet lying approximately 3 miles west of Perth town centre. Enjoying a peaceful location, Ruthvenfield has its own primary school, playing field and park area. Shopping facilities can be found only a few minutes drive away at the Tesco superstore on Creiff Road with a further selection available in Perth. The motorway network is also only a few minutes away with access to the A9 and M90.

## THE PROPERTY

This is a very charming terraced lower cottage style flat which is in good order throughout. Complemented by gas central heating the accommodation comprises; entrance hall, lounge, kitchen, 2 bedrooms, bathroom and outside store. The property benefits from an attractive private rear garden and allocated parking space to the front.

## ACCOMMODATION

### Entrance Hall

Laminate flooring. Coat hooks. Central heating thermostat. Radiator. Shelved cupboard.

### Lounge

(14'3 x 11'3)

Attractive room with window to the front. Gas fire with back boiler. Wall lights. Radiator. Cupboard under the window housing the gas meter. Shelved alcove. Fitted carpet. Door to kitchen. Dimmer switch.



### Kitchen

(8' x 7'9)

Bright kitchen with window to the rear. Fitted with wood effect floor and wall units. Complementary worktops and splash back tiling. Stainless steel sink with matching drainer. Gas hob with electric oven. Space for fridge. Vinyl flooring. Radiator.



### Bedroom 1

(10'4 x 10')

Spacious bedroom with window to the front with cupboard below. Fitted carpet. Roller blind. Radiator.



### Bedroom 2

(10'3 x 6'6)

Bright room with window to the rear. Fitted carpet. Radiator.

### Bathroom

(6'5 x 5'6)

Cream suite comprising wash hand basin, WC and bath with Mira shower over. Splash back tiling. Shower curtain and rail. Extractor fan. Corner shelving. Radiator.

### Outhouse

Storage cupboard with plumbing for washing machine.

### Garden

Lovely enclosed garden to the rear with well stocked borders and a garden shed.



### Parking

To the front of the row of cottages there is a private parking area which is numbered.

### Council Tax

Band B. Verification of Council Tax banding can be obtained from Perth & Kinross Council or The Scottish Assessors website [www.saa.gov.uk](http://www.saa.gov.uk).

### Viewings

To arrange an appointment to view the property please contact the selling agents direct on 0131 225 5985 or email [sara@macraeflett.com](mailto:sara@macraeflett.com).

### Thinking of selling?

Contact us for an estimate - [mail@macraeflett.com](mailto:mail@macraeflett.com) or 0131 225 5985.

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