Two double bedroom lower villa situated in this desirable location

Off-street parking and large 80 foot rear garden backing onto fields









17 Grey Row

Ruthvenfield, Perth, Perthshire, PH1 3JR

Scan Here!

2 BED

1 BATH

OFF STREET

ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01738 500 655
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available













17 GREY ROW

Ruthvenfield, Perth, Perthshire, PH1 3JR

Grey Row is situated in the highly desirable area of Ruthvenfield backing onto local sports field and woodland and fields to either side. Perth city centre (short drive away), situated in the heart of Scotland, is a consistent winner of Beautiful Britain Award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, theatre and concert hall. In Perth city centre you can shop, eat and be entertained.

The city centre offers all social and cultural facilities including theatre and concert hall. Perth has a wide range of independent shops as well as some of the high street brands. Excellent schooling is available at both senior and primary level with renowned fee paying schools such as Glen Almond, Strathallan, Kilgraston and Craigclowan in the vicinity.

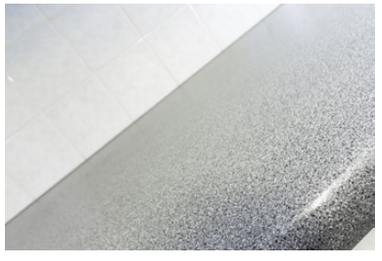
Part Exchange available! We are delighted to offer onto the open market this two double bedroom lower villa situated in this desirable and non estate location. The property offers a private front garden with outside cupboard which could be utilised into a utility area if required. Walk in to the entrance hall with living room accessed on the right with views to the front and open plan modern kitchen accessed from here. The kitchen comprises of a range of eye and base level units with sink unit and rear aspect. Space and plumbing for washing machine, space for upright fridge and freezer and built in oven with hob. Both double bedrooms are accessed on the left of the hallway with one enjoying a front aspect and the other a rear aspect. The family three-piece suite bathroom completes the accommodation internally. To the rear is large private garden stretching over 80 foot in length and backing onto the recreational fields. Parking is found opposite the cottage on the right. The property is offered with no onward chain and is available for immediate entry.

















Approximate Dimensions
(Taken from the widest point)

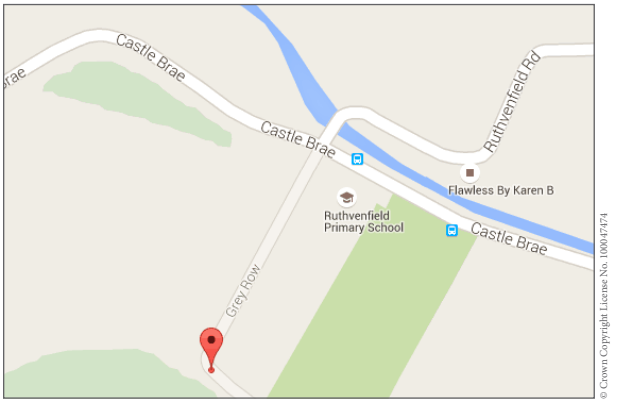
Lounge	4.20m (13'9") x 2.90m (9'6")
Kitchen	2.70m (8'10") x 1.90m (6'3")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
Bedroom 2	2.70m (8'10") x 2.00m (6'7")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²) - 41

Extras
(Included in the sale)

Floor coverings and light fittings are included within there sale.

Fridge and washing machine sold by seperate negotiation.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 — THE SUNDAY TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
JAMES KEET
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer