

**Beau Couer 4 Ruthvenmill View, Huntingtowerfield, Perth, PH1 3JL**



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## Beau Couer 4 Ruthvenmill View, Huntingtowerfield, Perth, PH1 3JL

- Luxury detached villa
- Six bedrooms
- Four bathrooms
- Exclusive cul-de-sac
- Plentiful off-street parking

- Excellent storage space
- Easy access to travel links
- Gas central heating
- Double glazing
- Immaculate condition

This exceptionally spacious 6 bedroom luxury detached villa is presented in superb condition and offers versatile accommodation spread over three floors. Boasting a welcome degree of charm, character and eye-catching features, this fantastic home also enjoys a peaceful location within an exclusive cul-de-sac just a few minutes drive from Perth. It also features gas central heating, double glazing, a wealth of natural light, some lovely views, an abundance of storage space, plentiful off-street parking and attractive garden grounds.

On the ground floor there is an impressive entrance hallway, a generous living room which opens into a pleasant sitting room, a handy downstairs WC, utility room, a large en-suite double bedroom which could be used as a home office/studio or guest accommodation and the undoubted heart of the home – a fantastic open-plan kitchen/family/dining room. Onto the first floor there is a large double bedroom with its own en-suite bathroom, two further double bedrooms which share use of a Jack-and-Jill bathroom and a further double bedroom which is currently used as an office. Onto the top floor there is a landing with space for furniture, a large double bedroom and a notably generous bathroom. To the front of the property there is a large monobloc driveway providing plenty of off-street parking, two areas of lawn and some colourful trees/shrubs. To the rear of the property there is a section of decking providing space for relaxing and al-fresco dining and a generous area of lawn wrapping around both sides of the property.







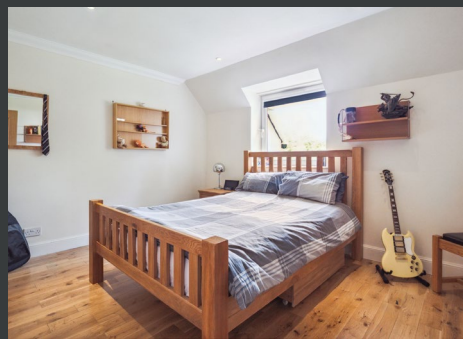
Beau Cover 4 Ruthvenmill View











Beau Cover 4 Ruthvenmill View





## Beau Couer 24 Ruthvenmill View

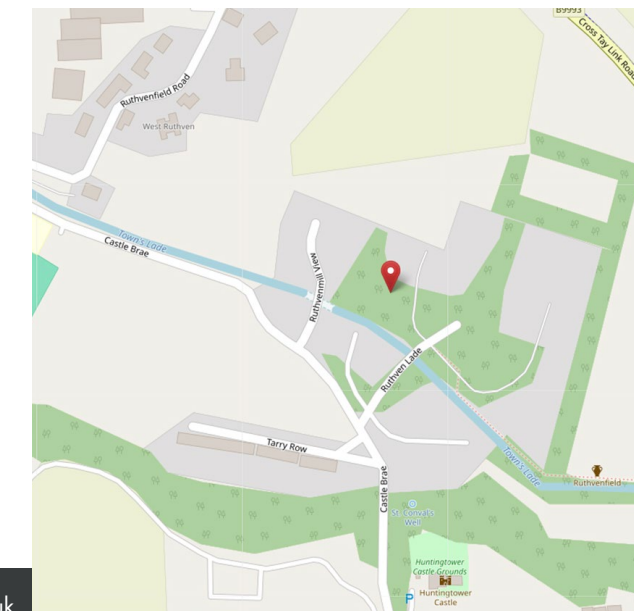


### LOCATION

The property is situated in the small village of Huntingtowerfield close to Perth and forms part of a small, exclusive cluster of homes. While the property also enjoys a very pretty and peaceful location, it is less than a mile from the motorway and the outskirts of Perth.

Perth is a vibrant city with a comprehensive range of shops, professional services, bars and restaurants as well as art galleries, a theatre, a concert hall, cinema and Scone Palace which hosts a variety of events each year. Leisure facilities include a swimming pool, ice rink and two sports centres. Perth is often referred to as a gateway to the highlands and for those who enjoy outdoor pursuits, the rivers, hills and lochs of the highlands are ideal for a variety of outdoor activities. Being on the west side of Perth, the property is also well placed for access to Crieff and its Hydro (15 miles) and Gleneagles (17 miles)

There are excellent road and rail links from Perth to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness. Edinburgh Airport is about 44 miles away and there are direct flights from Dundee Airport (about 24 miles) to London City and Belfast. In terms of education, there is a primary school in Ruthvenfield and a choice of secondary schooling in Perth as well as the new Bertha Park High School. Local private schools include Glanmond College, Craigclowan, Kilgraston, Strathallan, Ardvreck and Morrisons Academy.







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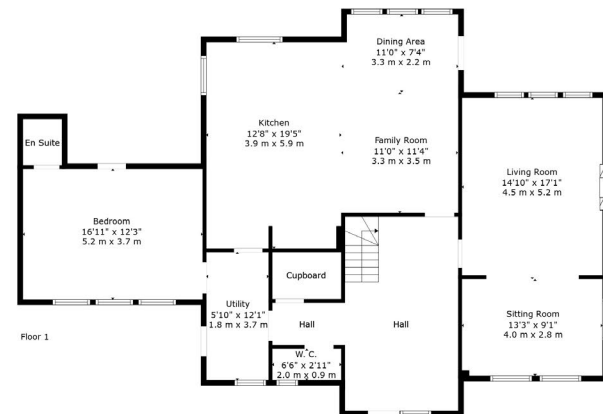
All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Floor 2



Floor 3



Floor 1

**TOTAL: 2990 sq. ft, 278 m2**

FLOOR 1: 1398 sq. ft, 130 m2, FLOOR 2: 1105 sq. ft, 103 m2, FLOOR 3: 487 sq. ft, 45 m2  
 EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 0 m2, " ": 61 sq. ft, 6 m2



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