

5 Ruthvenmill View, Huntingtowerfield, Perth, PH1 3JL



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## 5 Ruthvenmill View, Huntingtowerfield, Perth, PH1 3JL

- Luxury detached villa
- Exclusive cul-de-sac
- 5 bedrooms 3 bathrooms
- Dining kitchen/family room
- Large living/dining room

- Accommodation over 3 floors
- Presented in superb condition
- Off-street parking & double garage
- Gas central heating
- Excellent storage space

This striking 5 bedroom, 3 bathroom, luxury detached home is presented in excellent condition and boasts exceptionally spacious accommodation spread over three floors. Occupying a generous corner plot and benefitting from a wealth of storage space and off-street parking which includes a fantastic double garage/workshop, the property enjoys a peaceful position within a small, exclusive cul-de-sac just a few minutes drive from Perth. It also features gas central heating, double glazing, plenty of natural light and very private garden grounds.

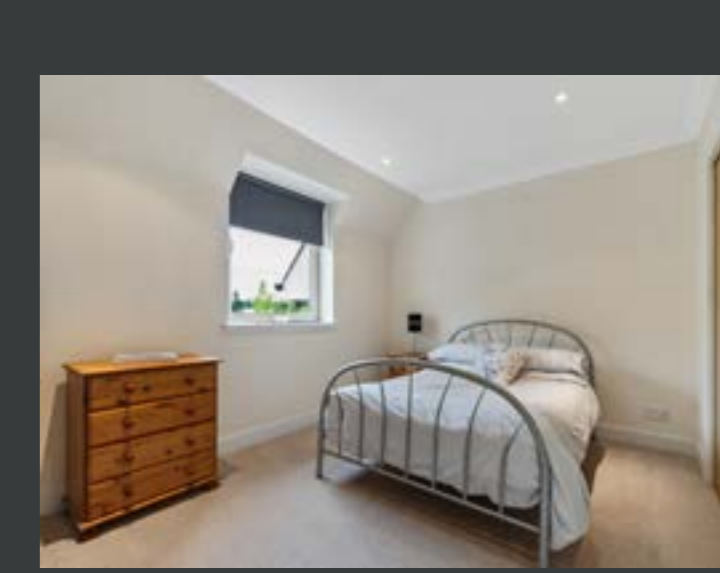
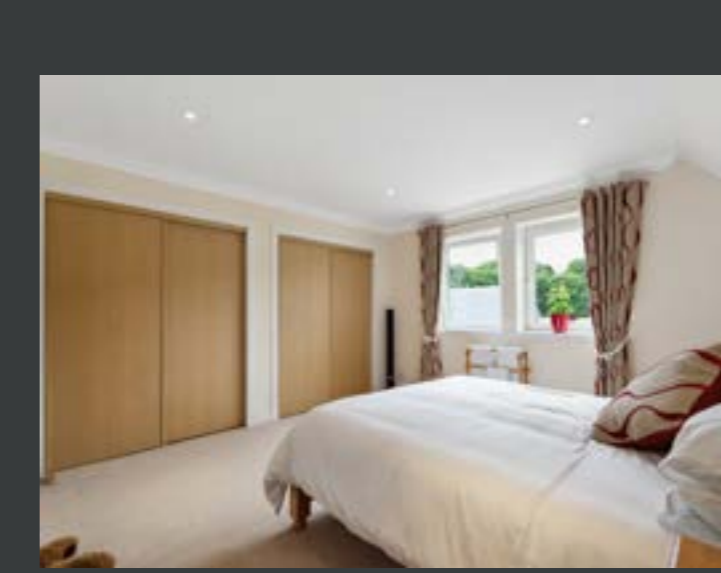
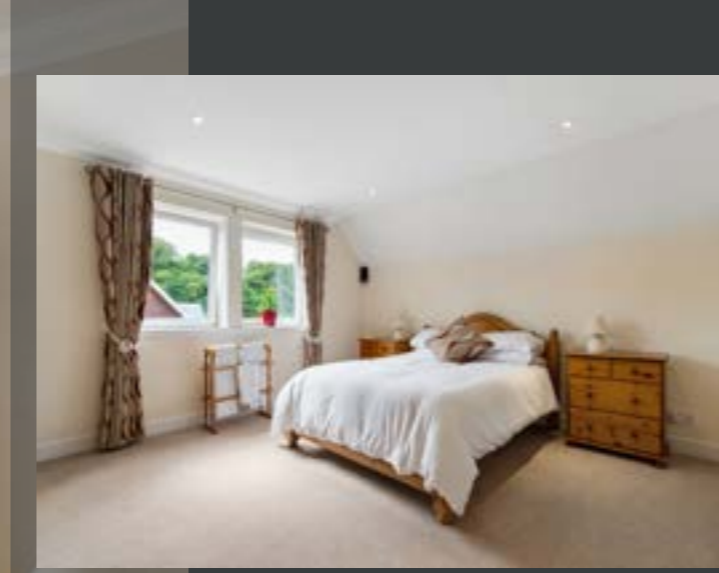
On the ground floor there is a welcoming galleried hall, a handy downstairs WC, store room, a large triple-aspect living room incorporating space for dining, a utility room and a fantastic open-plan dining kitchen/family room. There is also direct access into the large double garage equipped with power and lighting and plenty of space for use as a workshop. Onto the first floor there is a large master bedroom with walk-in dressing room and en-suite, a family bathroom and three additional double bedrooms. Onto top floor there is a large double bedroom, home gym/exercise room and a bathroom. To the front of the property there is a large monobloc driveway providing plenty of off-street parking and which also leads into the garage. There is also an area of lawn sweeping around to the rear. The garden to the rear is very private and features an area of lawn, decking, slabbed patio and a detached workshop/store. There is also access to the large covered deck area from both the Kitchen/family room and the lounge.





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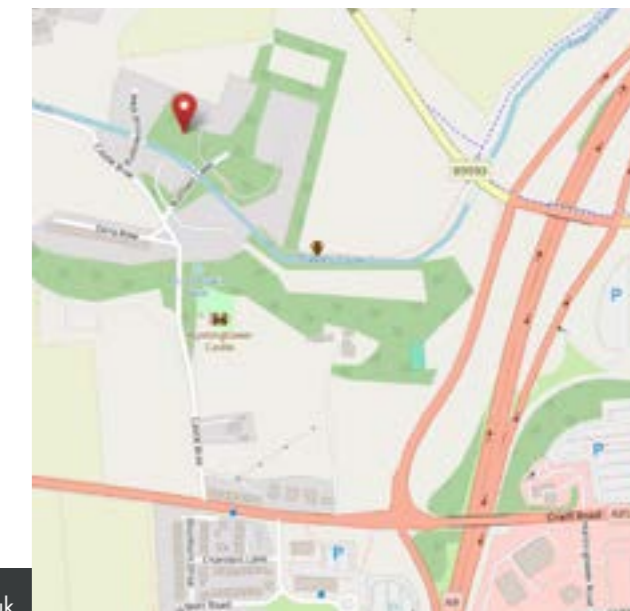


### Location

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 Glenalmond 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.



**TOTAL: 2959 sq. ft. 275 m2**  
 FLOOR 1: 1215 sq. ft. 113 m2, FLOOR 2: 1188 sq. ft. 110 m2, FLOOR 3: 556 sq. ft. 52 m2  
 EXCLUDED AREAS: GARAGE: 423 sq. ft. 39 m2, STORAGE: 26 sq. ft. 2 m2, FIREPLACE: 12 sq. ft. 1 m2,  
 \*\* 169 sq. ft. 16 m2

All Measurements are Calculated by Colson's Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>