

23 Ruthven Street, Auchterarder



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A traditional semi-detached villa of genuine charm and character which enjoys an enviable setting within mature south facing gardens with driveway. Ruthven Street is a highly desirable residential area made up of varied property styles and is extremely well placed for all village amenities. Major road a rail networks are also close-by which allow ready access to the most important business and cultural centres throughout Scotland.

Internally, the well proportioned and versatile living accommodation over two levels comprises on the ground floor of reception hall, lounge, beautiful fitted kitchen, dining room, utility, W.C., sitting room, downstairs bedroom and shower room. Upstairs there are 3 further bedrooms and bathroom. All rooms are tastefully presented and all fitted floor coverings are included in the sale. Specification is to a high standard and includes quality kitchen and bathroom fittings, warmth is provided by a gas fired central heating system and double glazing is installed.

The property benefits from a lovely south facing garden to the rear which is mature and extremely private. There is a feature patio and decked area and also a sizable store/workshop which has power and light installed. A driveway permits off-street parking.







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