

Simple Approach



**Ruthvenfield Cottage , Perth**

**PH1 3JP**

**Offers over £399,950**



# Ruthvenfield Cottage , Perth, PH1 3JP

Simple Approach are pleased to welcome this immaculately presented, semi-detached house with pristine modern interior to the Perthshire residential sales market. Set within the ever desirable area of Ruthvenfield, this property could not be better situated to take advantage of all local amenities and further benefiting from being just a short distance away from Perth City Centre.

This stunning family home has been newly renovated throughout, designed with contemporary style and held to a very high standard by the current owners. Ruthvenfield Cottage offers spacious accommodation set across two floors, with the ground floor comprising of; a welcoming entrance hallway, a bright front facing lounge with a wood burning stove feature, a stylish open plan kitchen diner, useful utility room, a WC, two generous ground floor bedrooms and a chic family bathroom with a free standing bath and walk in shower. On the first floor the property enjoys a further three bedrooms with a master ensuite and a shower room.

Ruthvenfield Cottage enjoys many modern day comforts such as gas central heating, double glazing, a large private garden with a hot tub (included in the sale), a sizeable driveway, large enough for seven vehicles and a triple garage which would be ideal for an annex conversion. The property further benefits from upgrading throughout with all copper piping and new insulated ceilings.

This property has so much to offer and is the ideal purchase for any growing family or buyer looking for a great amount of living space, seeking modern and peaceful living in a fantastic, highly sought-after area. Viewing is absolutely essential to appreciate the overall size, excellent finishes and truly beautiful home on offer at this exceptional property.

**Lounge**  
21'0" x 14'10" (6.67 x 4.54)

**Bathroom**  
14'4" x 8'9" (4.37 x 2.68)

**Bedroom**  
14'4" x 11'0" (4.38 x 3.37)

**Bedroom**  
14'5" x 10'5" (4.40 x 3.18)

**Kitchen / Dining Area**  
29'7" x 17'5" (9.02 x 5.32)

**Master Bedroom**  
12'6" x 16'8" (3.83 x 5.09)

**Ensuite**  
7'9" x 3'11" (2.37 x 1.26)

**Bedroom**  
8'9" x 11'1" (2.68 x 3.38)

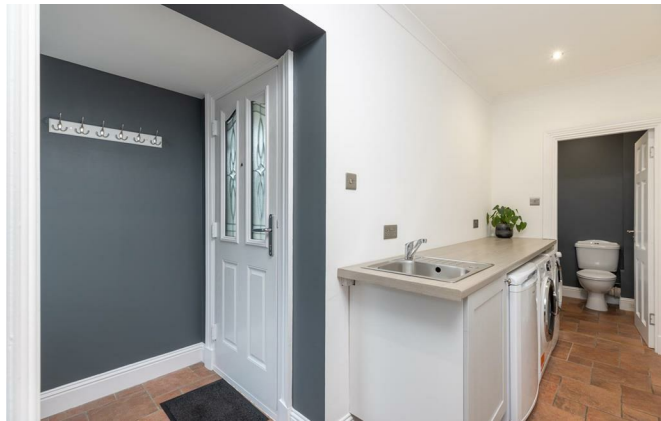
**Shower Room**  
3'10" x 8'8" (1.17 x 2.65)

**Bedroom**  
10'7" x 9'8" (3.25 x 2.96)

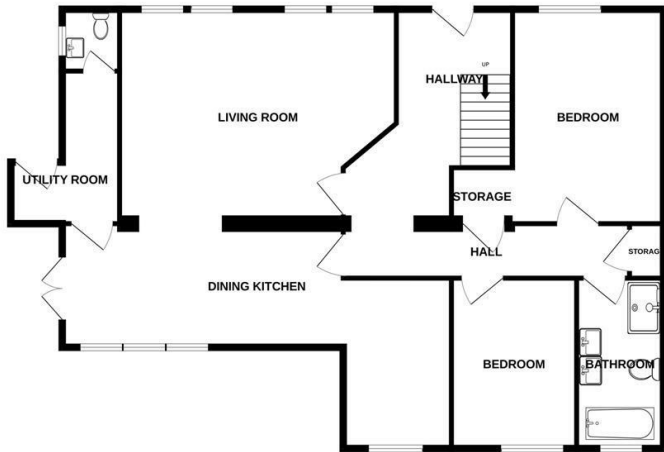




- Impressive Semi Detached House
- Five Generous Bedrooms
- Sizeable Garden With A Hot Tub Included In The Sale
- Large Driveway Suitable For Seven Vehicles
- Newly Renovated Throughout
- Open Plan Kitchen / Diner
- All Furniture Negotiable With The Sale
- Pristine, Modern Interior
- Stunning Front Facing Lounge
- Triple Garage - Ideal For Annex Conversion



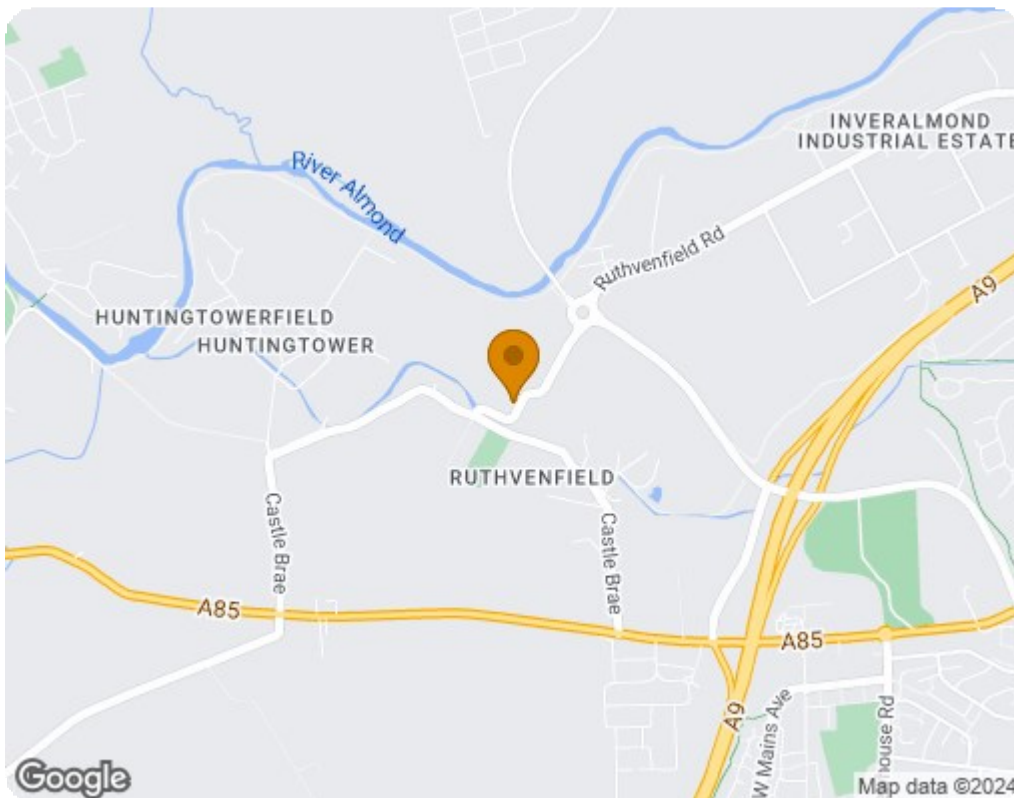
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		67	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	