



18 Grey Row, Perth, PH1 3JR
Offers over £150,000



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- Beautifully presented cottage apartment
- Cosy lounge with log-burning stove
- Contemporary bathroom with rainfall shower
- Excellent internal and external condition confirmed by home report
- Gas central heating and double glazing
- Peaceful rural setting near Perth
- Modern kitchen with ample storage
- Two bright, well-proportioned bedrooms
- Private garden with sheds and lawn
- Private parking

Nestled in the peaceful hamlet of Ruthvenfield, just a short drive from Perth, this beautifully presented two-bedroom upper cottage apartment blends charming traditional features with stylish modern finishes. Offering bright, well-proportioned accommodation throughout, this delightful home is perfect for first-time buyers, professionals, or downsizers seeking comfort and tranquillity in an attractive rural setting. As confirmed in the home report, the property and its exterior have been extremely well maintained and upgraded by the present owner

The welcoming living room features exposed ceiling beams and a charming log-burning stove, creating a warm and homely atmosphere. The modern kitchen is fitted with sleek grey units and contemporary worktops providing ample storage space, and an integrated oven making it both practical and inviting. There are two well-proportioned bedrooms, including a generous main bedroom and a versatile second room that works perfectly as a home office or guest bedroom. The bathroom is stylishly appointed with a rain fall shower and modern fittings.

Externally, the property enjoys access to a private, generous section of garden to the rear, complete with a lawn, mature planting, and two handy sheds - ideal for outdoor relaxation or a bit of gardening. On-street parking is available to the front. With gas central heating, double glazing, and move-in-ready interiors, this charming home combines character, modern living, and a peaceful village lifestyle, all within easy reach of Perth's amenities.

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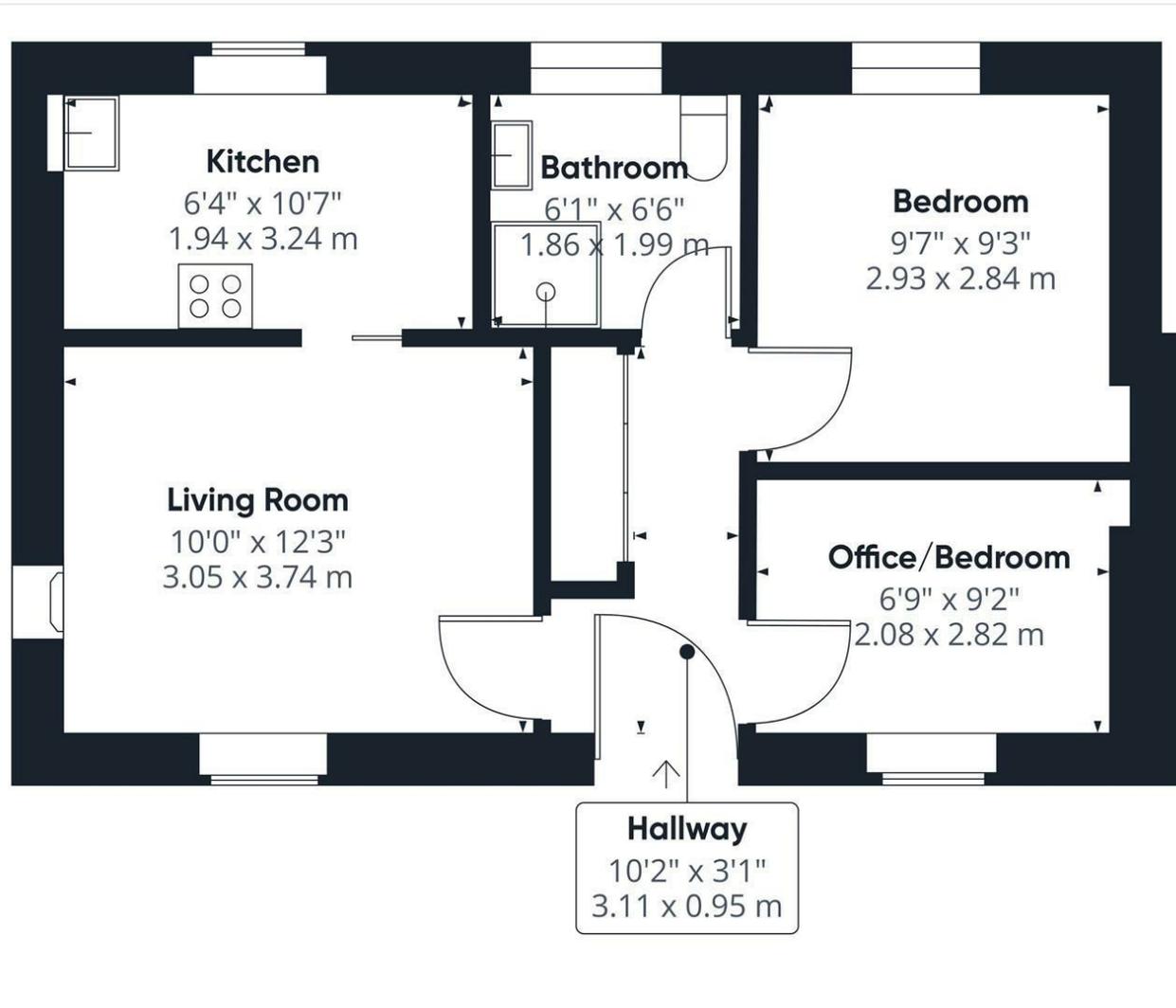


Location

Set in the charming hamlet of Ruthvenfield, this lovely home enjoys a peaceful setting surrounded by countryside, yet is only minutes from Perth city centre. The area offers excellent walking routes, including riverside and woodland trails, while nearby Inveralmond Industrial Estate and Retail Park provide convenient amenities. Excellent road connections via the A9 and A85 make commuting to Perth, Dundee, and Stirling simple. The location combines the best of both worlds - rural tranquillity with city convenience - making it a superb choice for those seeking a calm and connected lifestyle.





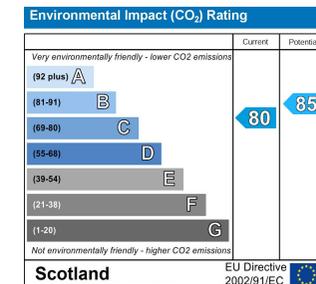
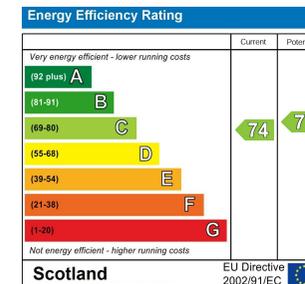
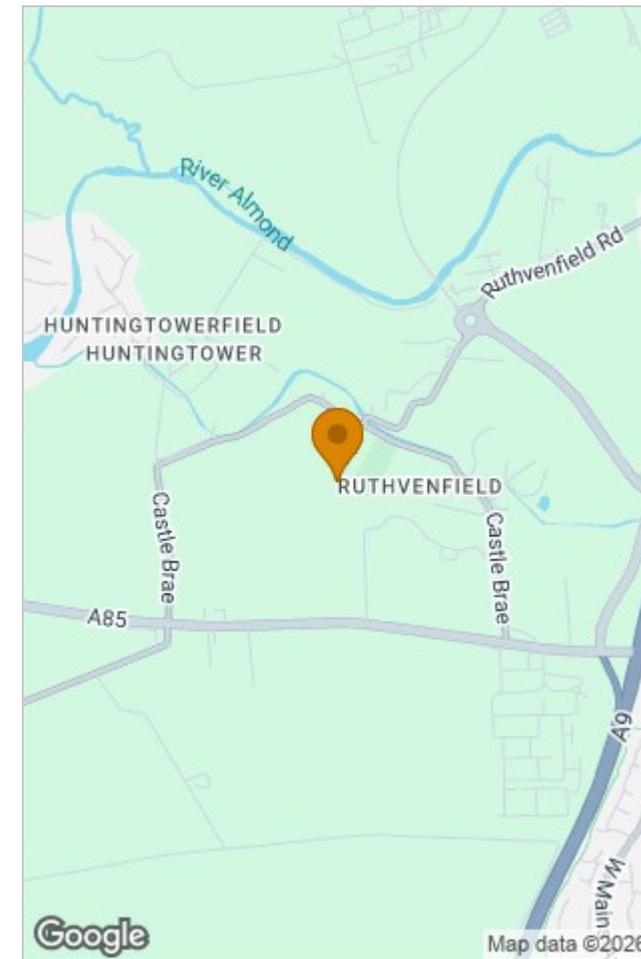


Approximate total area⁽¹⁾
455 ft²
42.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Perth Office on 01738 260 035

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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