



1 Grey Row, Perth, PH1 3JR
Offers over £155,000





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- Generous ground-floor flat
- Bright, well-equipped kitchen
- Fresh bathroom with shower over bath
- 2 private parking spaces
- Peaceful semi-rural setting
- Three flexible bedrooms
- Spacious living/dining room
- Large private rear garden
- Traditional character with modern touches
- Minutes from Perth and major routes

1 Grey Row is a charming and spacious ground-floor flat set within the peaceful hamlet of Ruthvenfield, offering an appealing blend of traditional character and modern comfort. The flat has its own private entrance and generous room proportions throughout, making it an ideal home for a wide range of buyers.

The bright kitchen offers plenty of storage and worktop space, along with a pleasant outlook across the surrounding greenery. The living room is a standout feature, offering excellent space for both relaxing and dining, enhanced by multiple windows that flood the room with natural light. The flat includes three well-proportioned bedrooms, providing excellent flexibility for family living, guests or a dedicated home office. The bathroom is fresh and neatly finished with a white suite and shower over the bath.

Externally, the property benefits from a substantial private rear garden stretching the full length of the plot - ideal for gardening, pets or creating an outdoor seating area. There is also space to the front with 2 private parking spaces. With its quiet setting, generous accommodation and large outdoor space, this property offers far more than the typical flat. Situated minutes from Perth yet surrounded by countryside, 1 Grey Row gives you the best of both worlds - rural tranquillity with everyday convenience.

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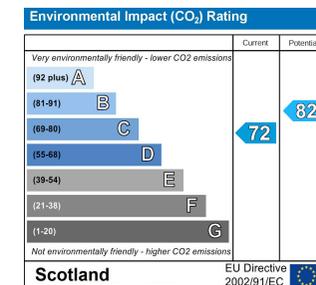
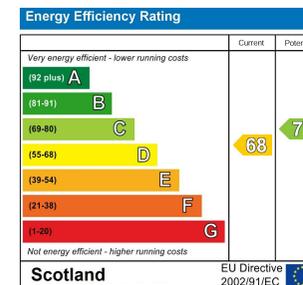
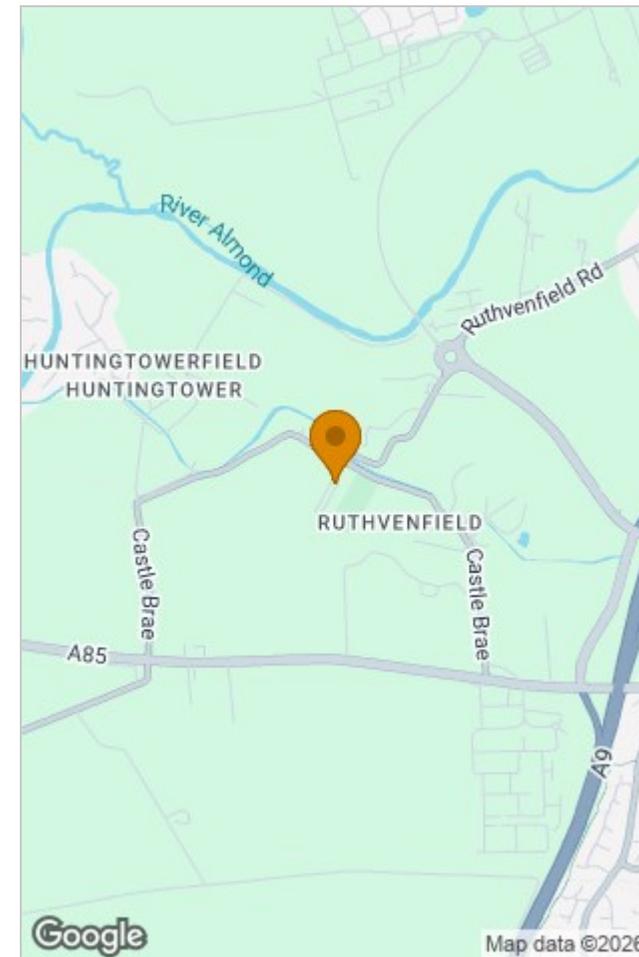
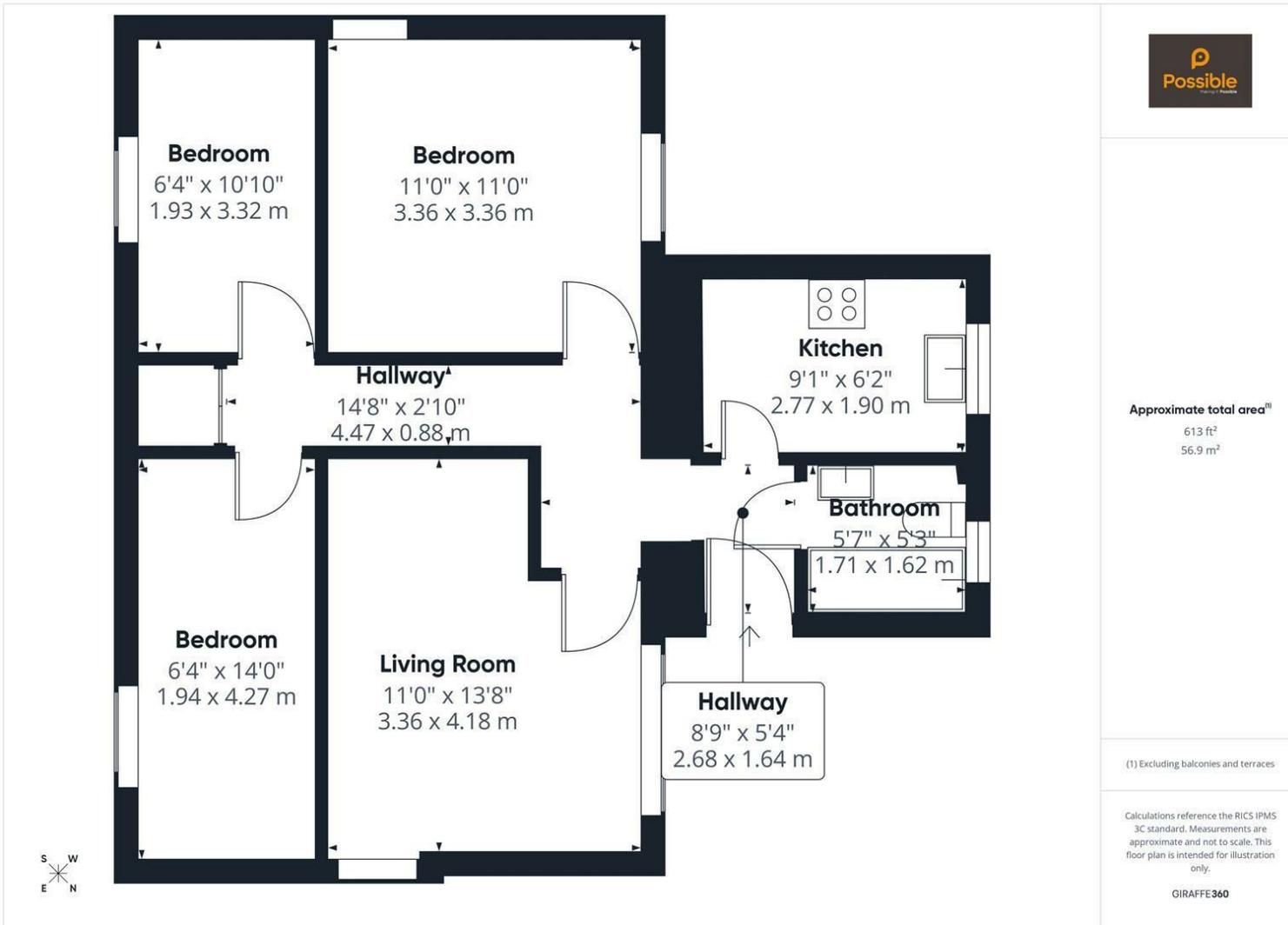


Location

Ruthvenfield is a small, peaceful hamlet on the outskirts of Perth, valued for its rural charm and friendly community feel. Despite its quiet setting, the area is extremely convenient, with quick access to Perth city centre, the Inveralmond Retail Park and major road links. Local walks, woodland and open countryside are all close by, making it perfect for those who enjoy the outdoors. Schools, supermarkets and transport connections are also within easy reach. Ruthvenfield strikes an ideal balance, offering tranquillity and greenery while placing day-to-day amenities only a short drive away.







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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