

Simple Approach



**1 Shepherds Mill , Perth
Perthshire PH1 3JP**

Offers over £244,950

Simple Approach are delighted to welcome this immaculately presented and generously proportioned four bed end-terraced house in Ruthvenfield. This property has been thoroughly renovated to a high standard and is in move in condition. A fantastic house which has a cosy cottage feel to it, the building still has original features such as the fire place in the lounge, dining room and bedroom, one of which is fitted with a multi fuel stove. The quaint property comprises a large kitchen area which is kitted out to a very high/modern standard with ample storage space leading on to a utility and down stairs shower room. Separate dining room and lounge giving you the perfect space for entertaining, four great size bedrooms one of which has a shower room with lovely views and a family bathroom fitted with a bath. To the back of the house is a large well maintained garden surrounded by mature trees giving you privacy to relax in the patio area. This property due to its excellent location and overall superb condition lends itself to a wide range of buyers and is the ideal purchase for any first time buyer or growing family looking for a move-in condition home in a peaceful village setting, which only viewing will confirm.

Kitchen

10'0" x 12'7" (3.07m x 3.84m)

Lounge

10'6" x 16'2" (3.21m x 4.93m)

Dining Room

12'5" x 11'7" (3.80m x 3.54m)

Bathroom

5'7" x 5'4" (1.71m x 1.67m)

Utility Room

4'1" x 5'8" (1.25m x 1.73m)

Bedroom 1

10'6" x 15'11" (3.22m x 4.87m)

Bedroom 2

12'5" x 7'0" (3.81m x 2.14m)

Bedroom 3

12'7" x 9'11" (3.86m x 3.04m)

Bedroom 4

12'5" x 11'2" (3.81m x 3.42m)

Family Bathroom

7'6" x 5'6" (2.29m x 1.69m)

En-Suit

2'11" x 3'2" (0.91m x 0.97m)

Location

Ruthvenfield has a primary school and a football club as well as attractions like the Huntingtower Hotel and Castle. With the city centre of Perth and all its amenities only 15 mins away.



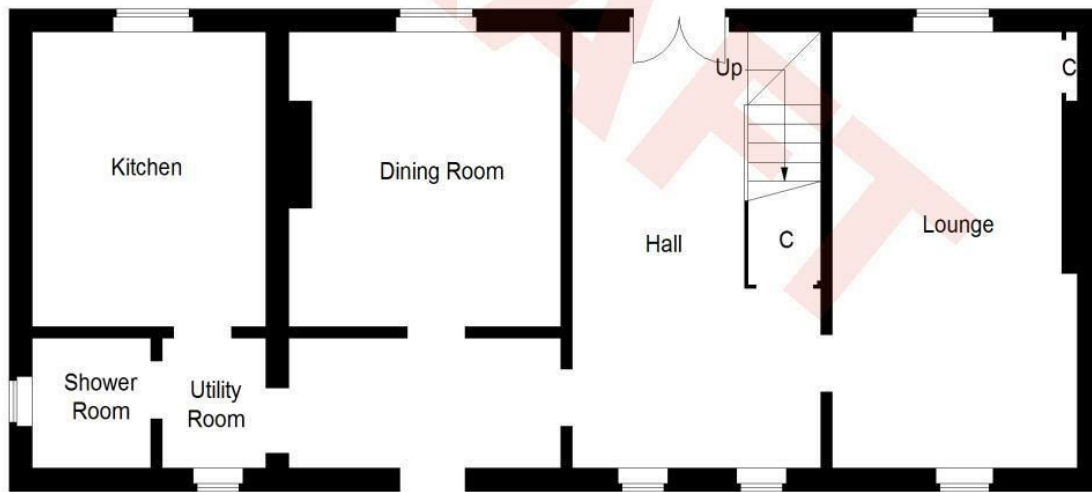


- Beautifully Presented Four Bed Mid-Terraced House
- On Street Parking
- Original Traditional Features
- Modern Fitted Kitchen
- Central Heating & Double Glazing
- Extensive Garden Grounds to Rear





First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	