

Beau Couer 4 Ruthvenmill View, Huntingtowerfield, PH1 3JL



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- Peaceful cul-de-sac location
- Approx. 3000sq ft of accommodation
- Six-bedroom detached family home
- Four bathrooms including two en-suites
- Spacious open-plan kitchen/dining/family room
- Elegant dual-aspect living room
- Gas central heating & double glazing
- EV charging point
- Extensive off-street parking
- Landscaped gardens and decked terrace

Beau Coeur is an exceptional detached family home extending to over 3300sqft, occupying a peaceful position within the highly sought-after Ruthvenmill View development in Huntingtowerfield. Beautifully presented throughout, the property offers spacious, versatile accommodation ideally suited to modern family living.

The heart of the home is the impressive open-plan kitchen, dining and family room, a superb space designed for both everyday living and entertaining. Featuring a large central island, ample dining space and direct access to the garden, this bright and welcoming area enjoys an abundance of natural light. A generous utility room and convenient WC are located nearby. The elegant dual-aspect living room provides a comfortable retreat, while a substantial ground-floor bedroom with en-suite shower room offers excellent flexibility for guests, multi-generational living or home working.

The first floor hosts four spacious double bedrooms, including a luxurious principal suite with dressing area and en-suite shower room. A jack-and-jill bathroom serves two others while one of the bedrooms is currently used as a home office. The second floor offers further versatility with an additional large double bedroom, a further bathroom and landing with space for furniture, creating a fantastic self-contained guest suite or teenager's retreat.

Externally, the property enjoys plenty of off-street parking with EV charging point, landscaped gardens and a superb decked terrace, perfect for outdoor dining and entertaining. Full fibre broadband has also been recently installed within the street and property itself. Surrounded by mature woodland and attractive countryside, yet conveniently located for access to Perth and major transport links, this outstanding home combines space, style and an enviable setting.





Beau Couer 4 Ruthvenmill View



Beau Cover 4 Ruthvenmill View





Beau Couer 4 Ruthvenmill View

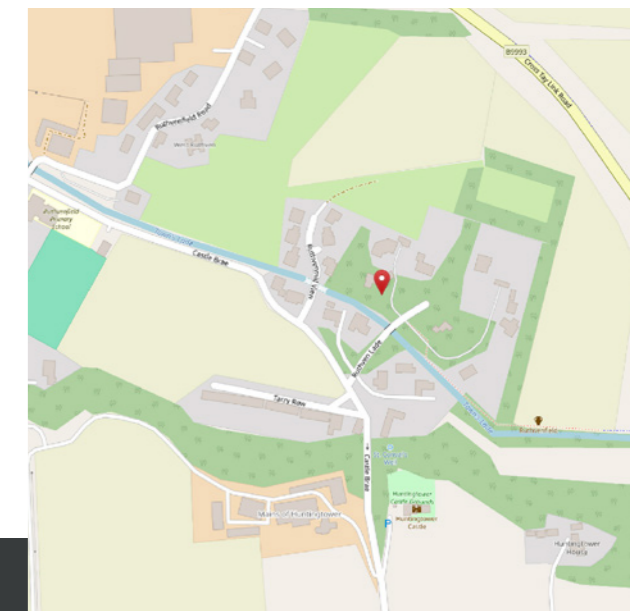


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LOCATION

Huntingtowerfield is one of Perth's most desirable residential locations, combining a peaceful semi-rural setting with excellent connectivity. Surrounded by attractive woodland, open countryside and scenic walking routes, the area offers a tranquil lifestyle while remaining within easy reach of Perth city centre. Residents benefit from convenient access to a wide range of amenities, including supermarkets, leisure facilities, restaurants and highly regarded schooling. The nearby A9 provides excellent transport links to Perth, Dundee, Stirling, Edinburgh and Glasgow, making the location particularly appealing for commuters. Huntingtowerfield offers the perfect balance of countryside living and modern convenience.





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All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



TOTAL: 2990 sq. ft, 278 m²
 FLOOR 1: 1398 sq. ft, 130 m², FLOOR 2: 1105 sq. ft, 103 m², FLOOR 3: 487 sq. ft, 45 m²
 EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 0 m², " ": 61 sq. ft, 6 m²

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