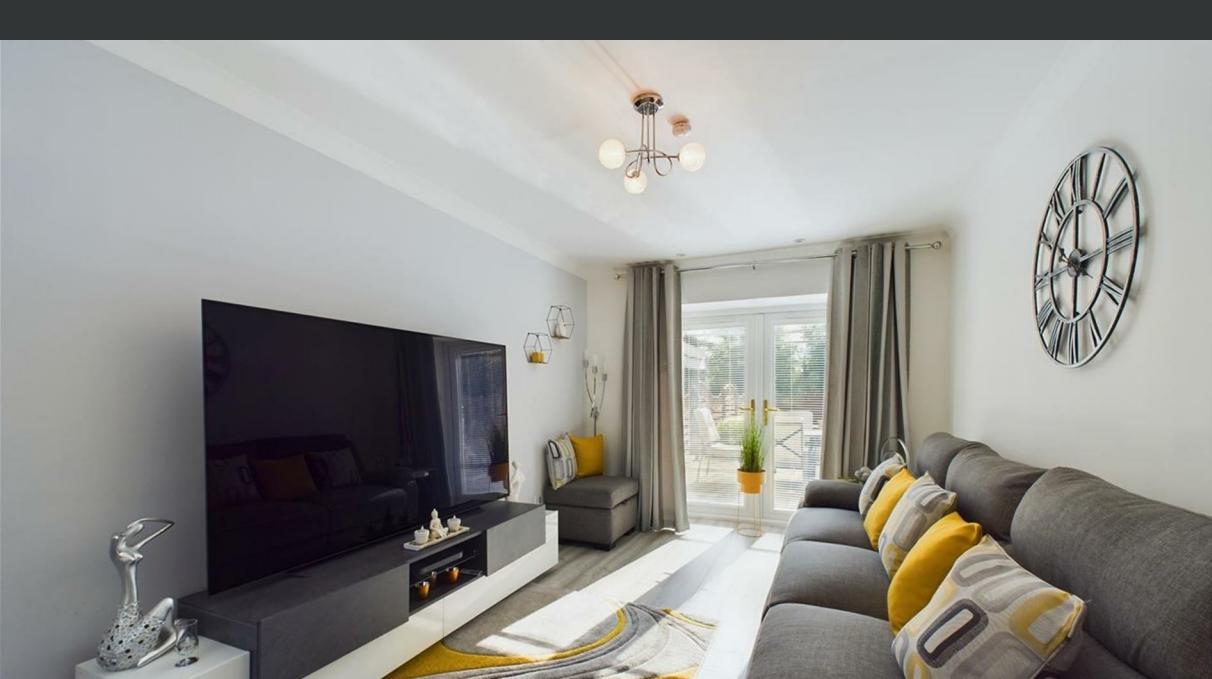




3 Shepherds Mill, Ruthvenfield, PH1 3JP  
Offers over £189,000





# 3 Shepherds Mill Ruthvenfield, PH1 3JP

Offers over £189,000

- Two double bedrooms
- Dining kitchen
- Presented in superb condition
- Double glazing
- Peaceful location
- Large living room
- Generous rear garden
- Gas central heating
- Modern shower room
- Off-Street Parking

Welcome to this charming terraced home located in the serene hamlet of Ruthvenfield close to Perth. This delightful property boasts two double bedrooms, ideal for a small family or as a peaceful retreat for a couple. The generous room proportions create a spacious and airy feel throughout the house, making it perfect for comfortable living.

As you step into this lovely home, you'll be greeted by a large living room and dining kitchen which are perfect for entertaining guests or simply relaxing after a long day. The house is presented in excellent condition, ensuring that you can move in hassle-free and start enjoying your new abode right away. One of the highlights of this property is the large rear garden, providing ample space for outdoor activities, gardening, or simply basking in the tranquillity of the surroundings. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this peaceful setting. Furthermore, the house features gas central heating and double glazing, ensuring that you stay warm and cosy during the colder months while also keeping energy costs down. Overall, this property offers a wonderful opportunity to own a home in a peaceful location with all the comforts you need for modern living.



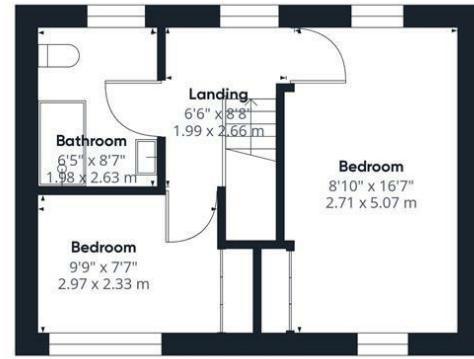


## Location

The property enjoys a private and convenient location just outside Perth (approximately 3 miles into the city centre). Excellent travel links are available nearby which lead into the city or onto the A9 dual carriageway for those requiring ready access to destinations across the country. There is a large supermarket nearby as well as pleasant country walks on the doorstep. It sits within the catchment areas of and the highly regarded Ruthvenfield Primary School and the new Bertha Park High School.







#### Approximate total area<sup>(1)</sup>

702.02 ft<sup>2</sup>  
65.22 m<sup>2</sup>

#### Reduced headroom

2.48 ft<sup>2</sup>  
0.23 m<sup>2</sup>

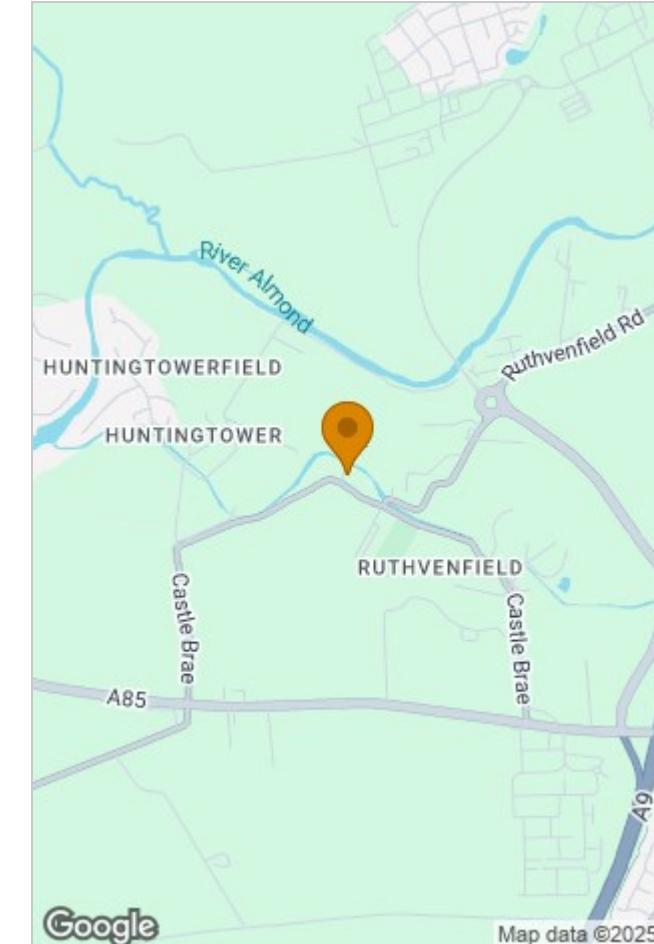
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland 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) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		

## 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.