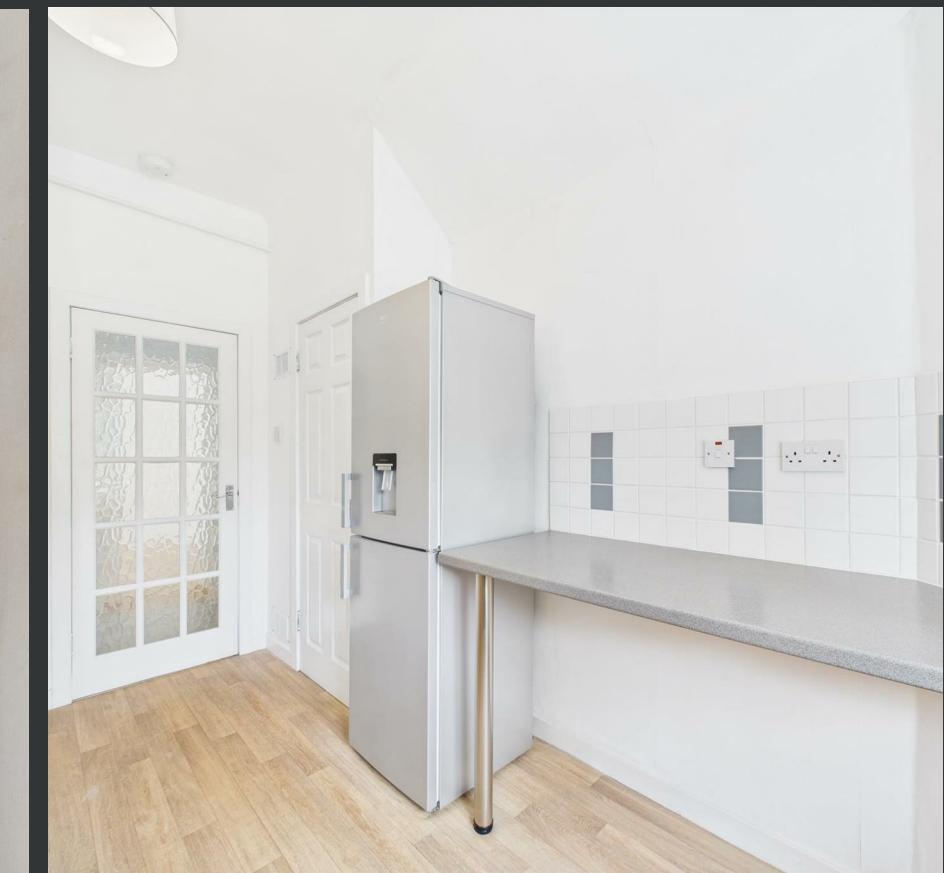
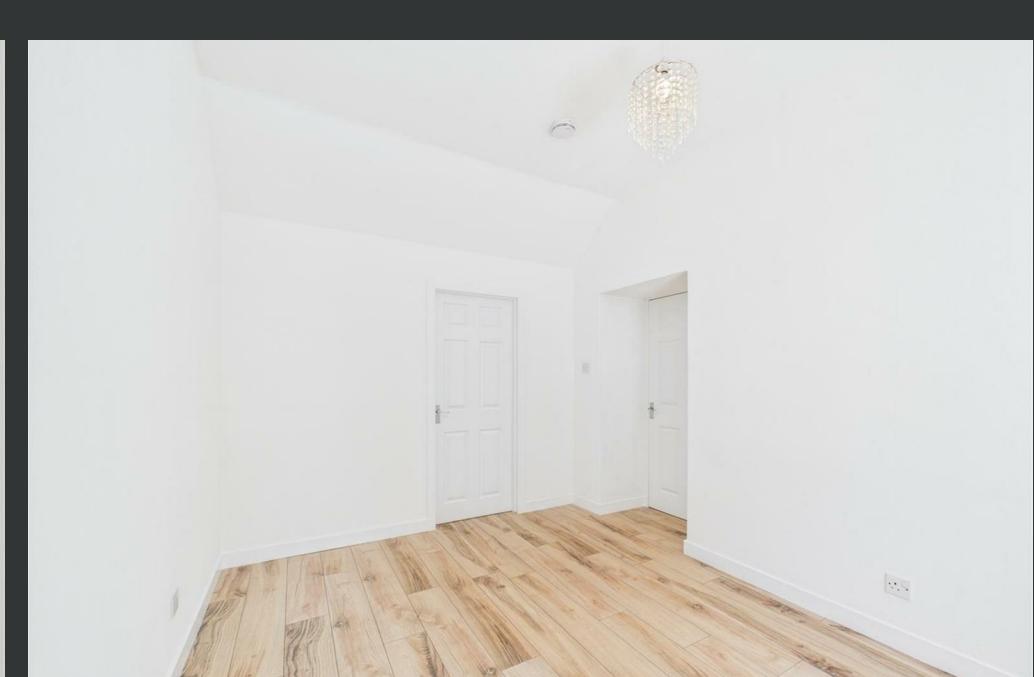
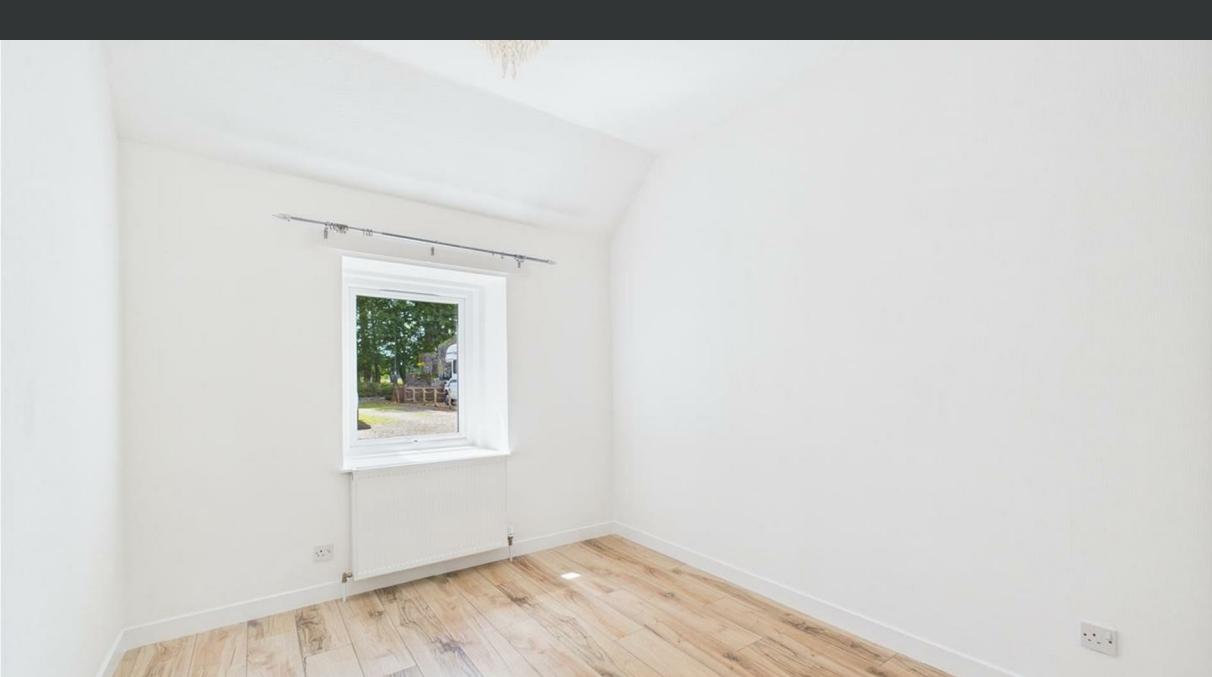




4 Shepherds Mill, Perth, PH1 3JP
Offers over £165,000





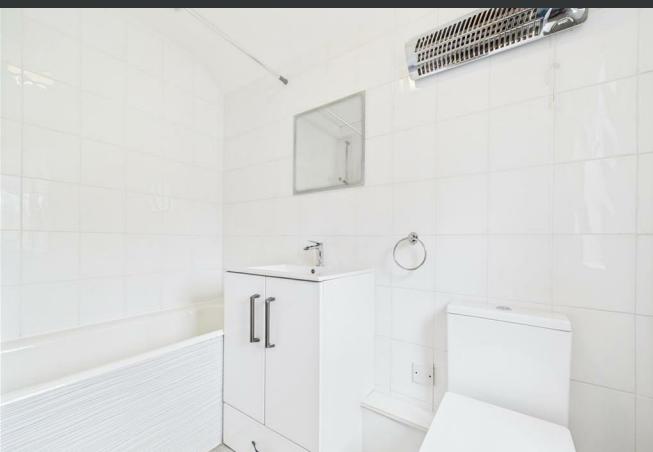
4 Shepherds Mill Perth, PH1 3JP

Offers over £165,000

- One spacious double bedroom
- Bright and airy living room
- Very generous rear garden
- Quiet, semi-rural setting
- Fresh, neutral décor throughout
- Modern fitted kitchen with appliances
- Stylish bathroom
- Private parking area
- Gas central heating and double glazing
- Ideal for downsizers or first-time buyers

Nestled within a peaceful, semi-rural setting just outside Perth, this beautifully presented one-bedroom single level cottage at 4 Shepherds Mill offers a wonderful blend of charm and convenience. Set in a characterful terrace with generous outdoor space and its own private parking, the home is ideal for first-time buyers, downsizers or those seeking a serene lifestyle within easy reach of city amenities.

Inside, the property is bright and modern throughout. The spacious living room is a real highlight, with fresh décor and large windows that flood the space with natural light. The contemporary kitchen features a full range of units, integrated oven and hob, and plenty of worktop space, all framed by a lovely outlook to the rear garden. The double bedroom is generous in size and benefits from stylish flooring and a window overlooking the front of the home. A sleek modern bathroom with a bath and overhead shower completes the internal accommodation. Storage is available via a hallway cupboard. Outside, the property boasts a generous private garden to the rear, perfect for relaxing or entertaining, along with gravelled parking and shared access at the front. The entire setting feels wonderfully private and green, surrounded by mature trees and countryside. This charming home offers an excellent opportunity to enjoy peaceful village-style living just moments from the city, making it a truly rare find in today's market.

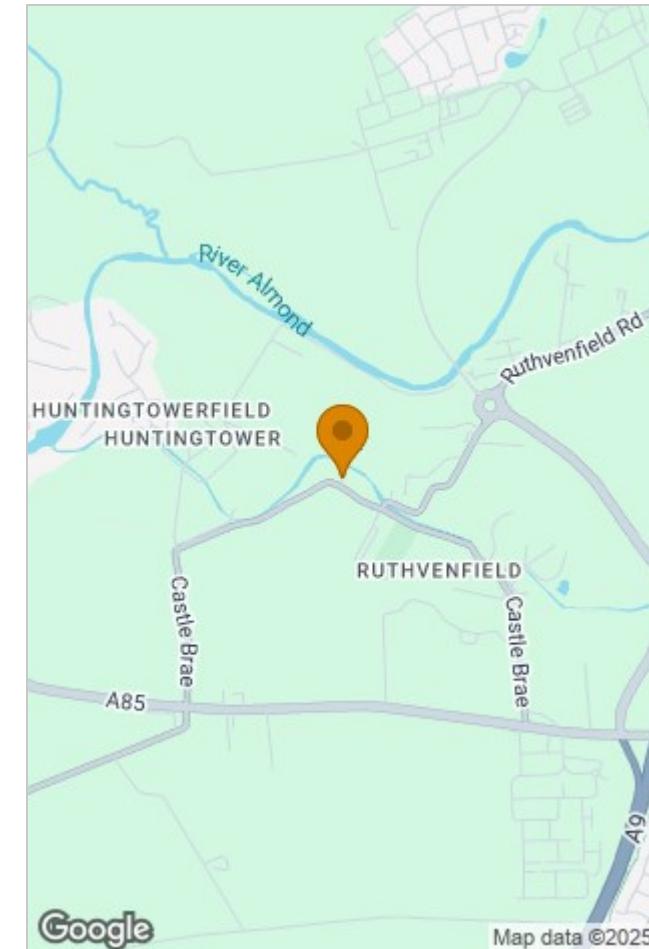
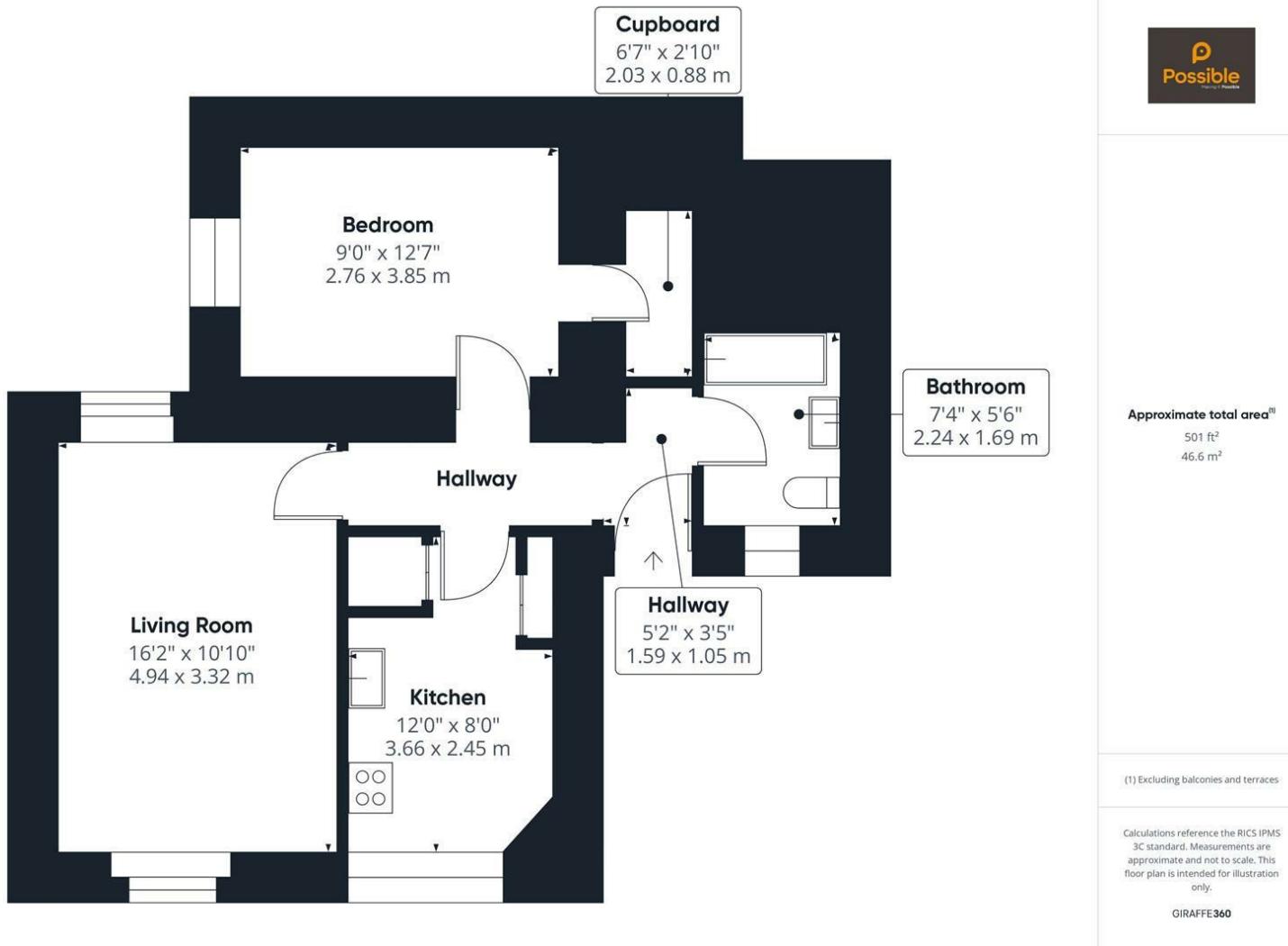




Location

Ruthvenfield is a picturesque hamlet nestled just a few minutes' drive northwest of Perth city centre. Surrounded by open countryside and mature woodland, it offers the peace and charm of rural life while maintaining excellent connectivity. The nearby Inveralmond Roundabout provides direct access to the A9 and other major routes, making commuting straightforward. Local amenities, supermarkets and schools are all within a short distance, as are scenic walking paths and the River Almond. It's a location that offers the best of both worlds—peaceful countryside living with the convenience of the city just around the corner.





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