



**Premier
Properties**
Perth



Berry Brow Cottage , Perth, PH1 3JP Offers Over £273,000

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Ruthvenfield is a small hamlet situated just a few miles from the centre of Perth and walking distance to the local bus route. Ideally situated for commuting both into Perth itself and to the A9 leading north to Inverness and south to Glasgow & Edinburgh. The city of Perth offers a range of facilities including supermarkets, theatres, restaurants, pubs, professional offices, local shops, post office and recreational facilities.

Split over two levels the property offers spacious accommodation comprising mainly of: entrance hall, living room, open plan kitchen/dining and sitting area with side porch/conservatory off, office/bedroom and shower room on the ground floor level. The staircase leads to the landing, two further bedrooms (one with en suite bathroom).

Warmth is offered through gas central heating the windows are double glazed throughout. Externally the property benefits from a driveway to the front for up to 4 cars. There is a timber shed and summer house located to the rear and an enclosed private garden which offers an excellent entertaining space, with decking area, as well as an area of lawn.

Viewing is highly recommended to fully appreciate what this family home has to offer.

- Double Glazing
- Gas Central Heating
- Move In Condition
- Off Street Parking
- Private Rear Garden
- Sought After Location



