



**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.

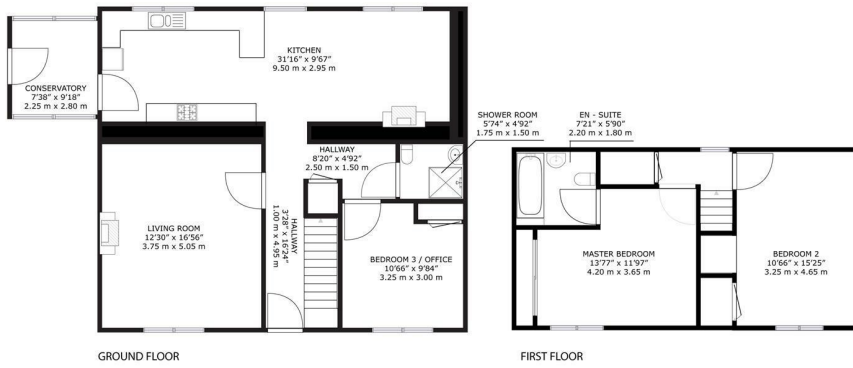
Split over two levels the property offers spacious accommodation comprising mainly of: entrance hall, living room, open plan kitchen/dining and sitting area with side porch/conservatory off, office/bedroom and shower room on the ground floor level. The staircase leads to the landing, two further bedrooms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

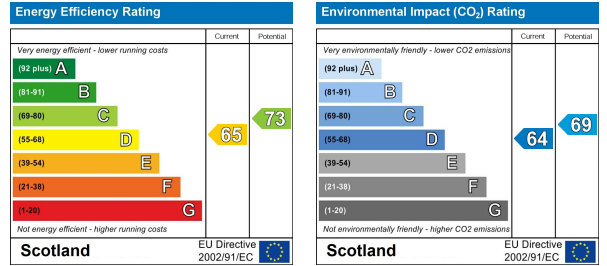




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GROSS INTERNAL AREA
FLOOR 1: 765 sq ft, 71.1 m², FLOOR 2: 400 sq ft, 37.2 m²
TOTAL: 1165 sq ft, 108.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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