



10 Grey Row, Perth, PH1 3JR
Offers over £147,500



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- Two spacious double bedrooms
- Modern shaker-style kitchen with breakfast bar
- Bathroom with shower over bath
- Off-street parking
- Gas central heating
- Cosy living room with bright interior
- Traditional stone-built exterior
- Beautiful enclosed rear garden
- Peaceful semi-rural setting
- Easy access to Perth city centre and A9

Nestled in the charming hamlet of Ruthvenfield, this delightful two-bedroom upper cottage apartment blends character, comfort, and convenience in equal measure. With its eye-catching stone-built exterior and picturesque setting, the home has instant kerb appeal and a welcoming atmosphere.

Step inside to discover a bright living room with modern décor and large windows that flood the space with light. The kitchen is a cosy and functional space, fitted with shaker-style units and space for a breakfast bar or small dining area – ideal for everyday meals or a morning coffee. Both bedrooms are a good size, with the principal bedroom offering a stunning countryside outlook through the large sash-style window. The second bedroom is perfect for a child, guest room or home office. The bathroom features a classic white suite with tiled walls and a shower over the bath. To the rear, the fully enclosed garden is a real highlight, featuring a lush lawn, paved path, and a lovely decked seating area – ideal for alfresco dining and relaxing in the sun. The Pergola shown is not included in the sale - unless through separate negotiation. There is also private off-street parking. Whether you're a first-time buyer, downsizer or investor, this property offers an excellent opportunity to enjoy village-style living while remaining just minutes from Perth city centre and major transport routes.

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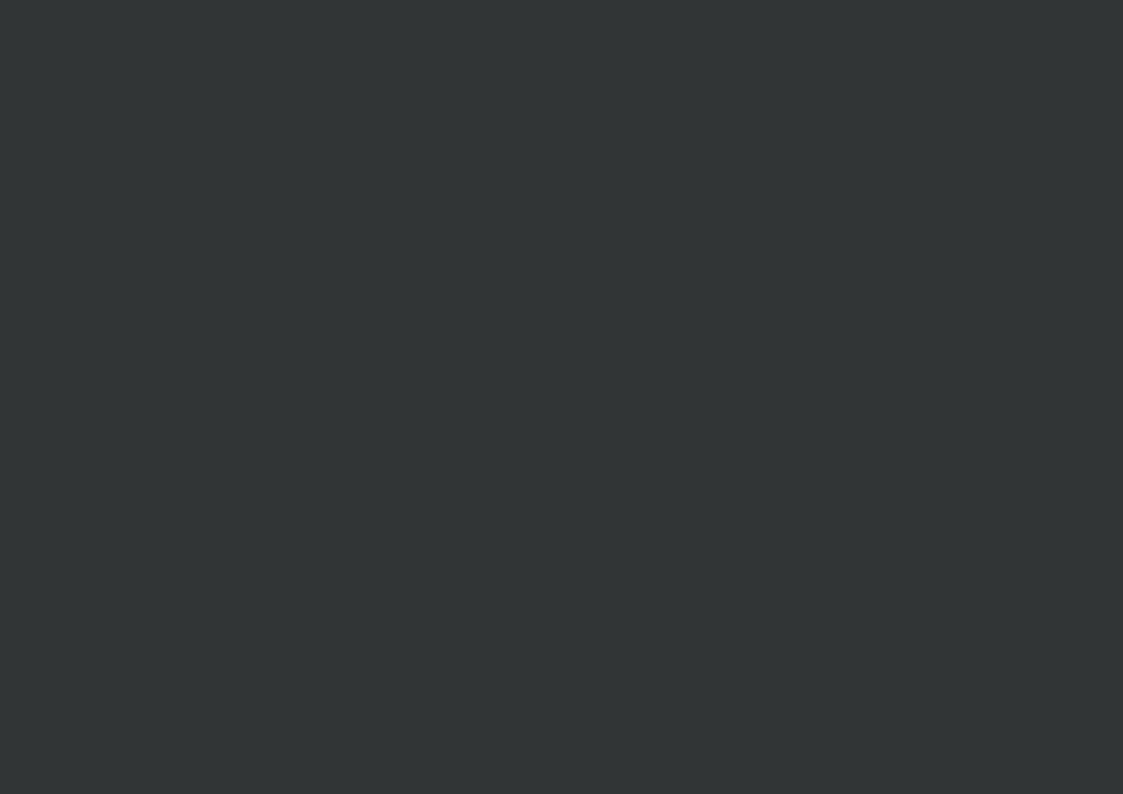


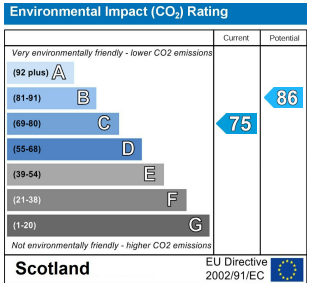
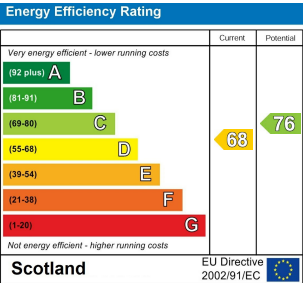
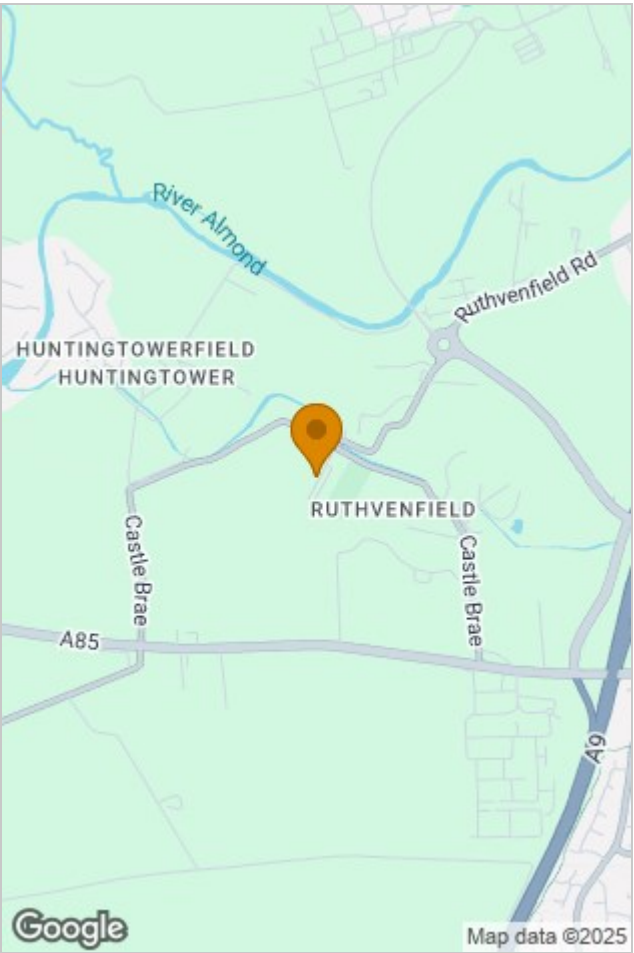
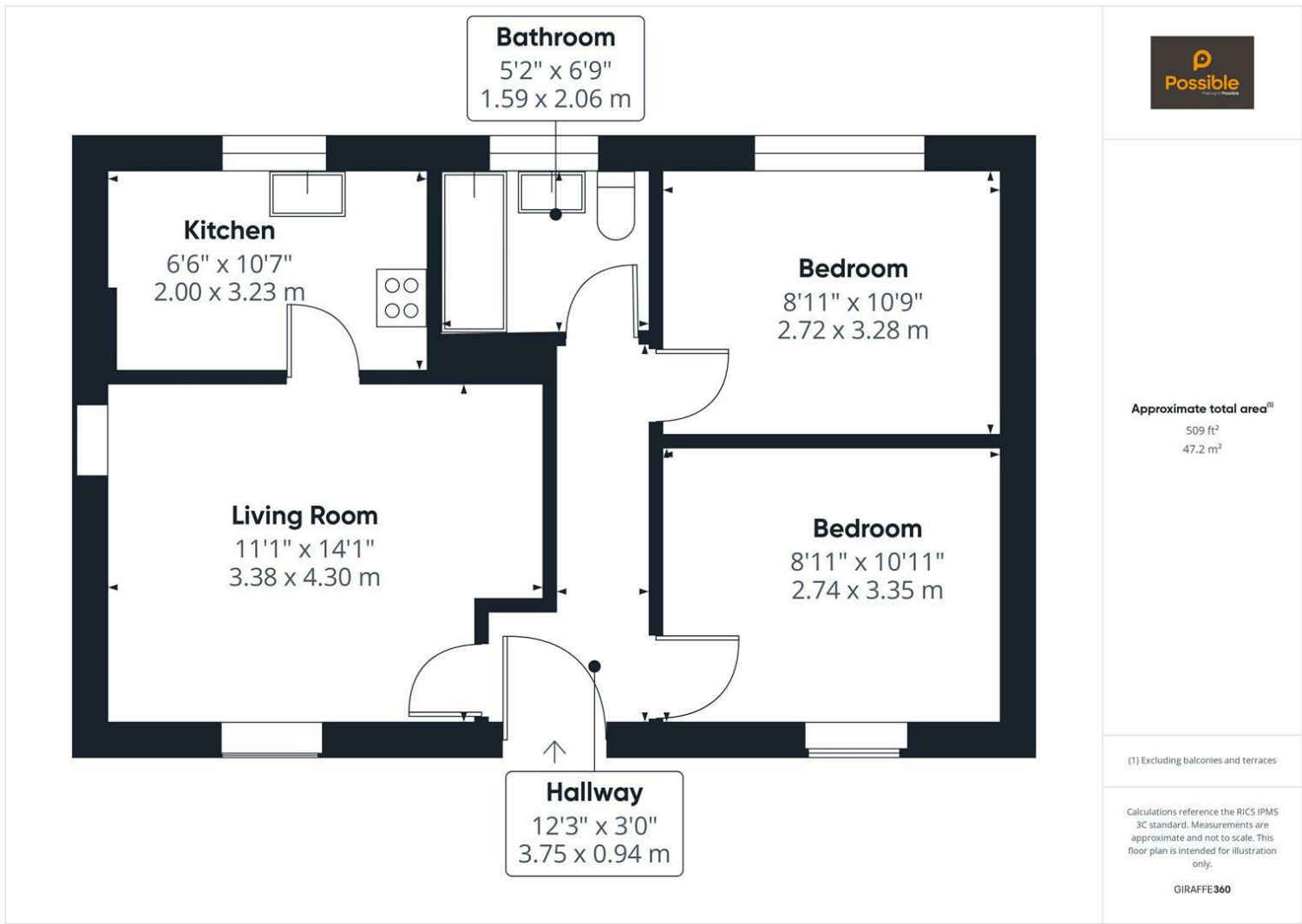


Location

Ruthvenfield is a peaceful semi-rural hamlet on the edge of Perth, offering the charm of countryside living with the convenience of nearby amenities. Located just a few minutes' drive from Perth city centre, residents enjoy quick access to shops, schools, cafes, and transport links, including the A9 and Perth railway station. The area is ideal for families, professionals and retirees alike, with beautiful walks, open fields and the River Almond close by. For those who love the outdoors but want to stay connected, Ruthvenfield strikes the perfect balance between tranquil village life and urban accessibility.







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.