



Alexander House (Lo 1)

Grey Row, Ruthvenfield, PH1 3JR

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Introduction

Alexander House is traditionally constructed, having been built in the mid-1990s. Adjacent to the house is a large former commercial premises constructed in the mid 1980s. As it currently stands, the workshop includes a large open plan area, office, WC and store with access to the floored attic space. This building has current Planning consent and Building Warrant for conversion to a contemporary 3 or 4 bedroom family home. The properties are being offered together as a whole, or in separate lots.



A glazed main entrance is sheltered by an overhead canopy. Together with an adjacent side window, it allows natural light to flood the reception hall.

To the right is the living room, with front-facing windows and a feature fire surround. On the left is the dining room, also with front-facing windows. A glazed door leads from here into the fitted kitchen, which is generously fitted with a range of base, wall, and display units in a light sage finish, complemented by contrasting worktops and white tiled splashbacks. The integrated appliances include a gas hob and double electric ovens, and a freestanding washing machine/tumble dryer. The kitchen has two windows and a door that opens out to the garden.

An arched opening leads into the morning room which has glazed French doors and windows on three sides, as well as a return door to the entrance hallway. A further door provides access to the family room, offering additional flexibility.

Completing the ground floor is a wet room shower with WC and wash basin.



Upstairs, there are five bedrooms, including a master bedroom with a built-in, mirror-fronted wardrobe. The family bathroom has a mosaic floor, wall tiling around the bath which includes a shower attachment, a WC, wash basin, and a window for natural light. Adjacent is a separate shower room with wet walling in the shower, partial tiling to the walls, a WC, wash basin, and two windows.

Garden

The grounds surrounding Alexander House extend to 0.11 acres and are designed for easy maintenance, including shrubs and planting areas. A sheltered spot provides an ideal space for outdoor furniture. At the front, a low wall with gated access leads to a convenient parking area, while timber fencing encloses the rest of the garden.







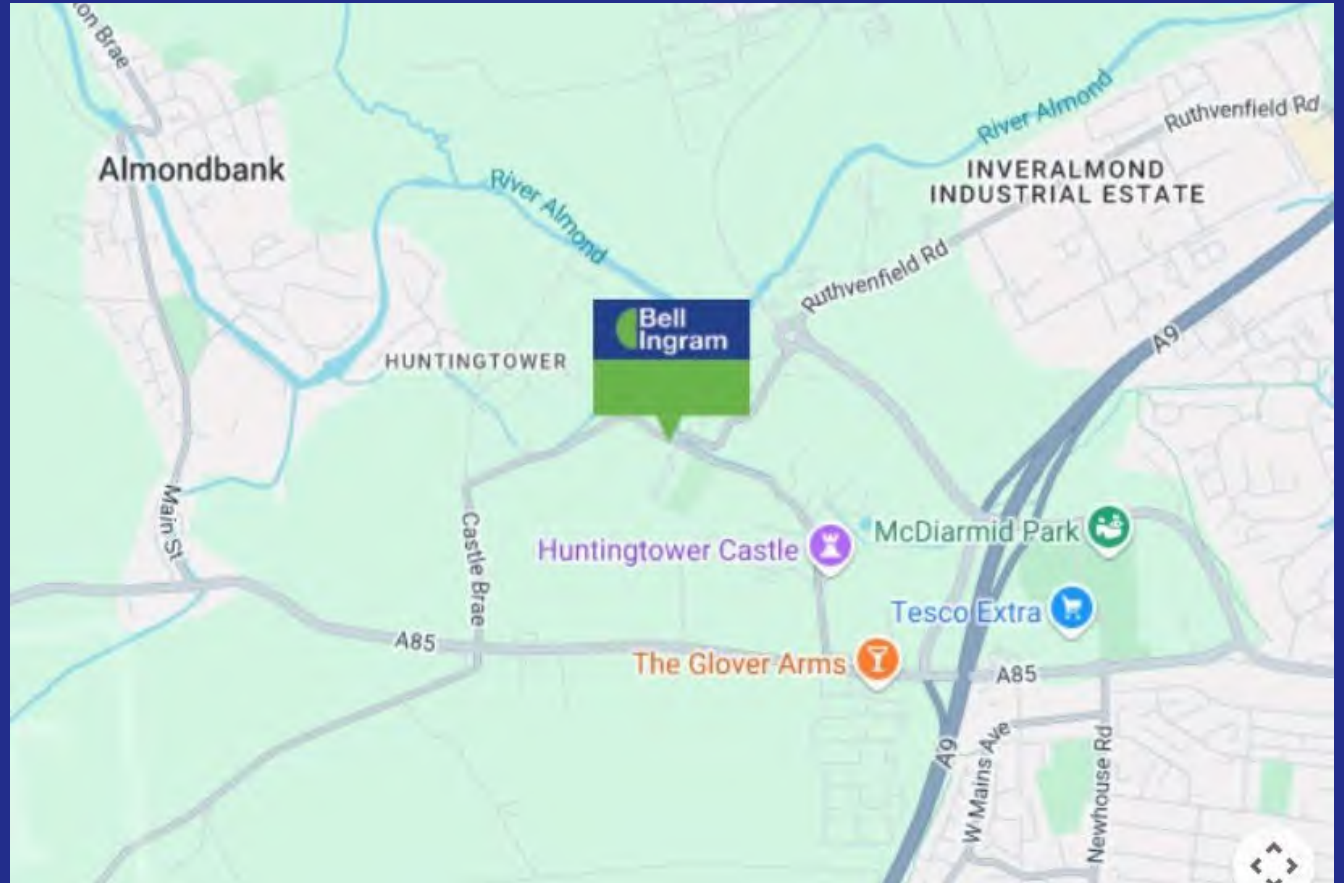
Location

Ruthvenfield is a small hamlet with a rich historical background in a peaceful semi-rural setting. It lies on the south bank of the River Almond, about two miles to the west of Perth city centre. It is closely associated with the neighbouring village of Huntingtower, and together they form a quiet residential area surrounded by countryside and historical landmarks.

The nearby city of Perth offers an excellent selection of high street shops, supermarkets, and professional services, along with cultural attractions such as a concert hall, theatre, cinema, museum, and art gallery.

For those who enjoy outdoor pursuits, the area is a haven. The prestigious Gleneagles Hotel and Country Club, approximately 19 miles away, features three championship golf courses, an equestrian centre, and a shooting school. The surrounding countryside offers a wealth of activities including hill walking, climbing, fishing, water sports at Loch Earn, and skiing at Glenshee.

Alexander House is ideally situated for commuters, with Dundee, Stirling, Edinburgh and Glasgow all within comfortable driving distance. The airport at Dundee has regular flights to London Heathrow. The area is also well-served for education with the highly regarded rural primary school situated adjacent to Alexander House and several secondary schools in Perth. There is a choice of respected private schools including Glenalmond College, Morrison's Academy, Ardvreck School in Crieff, and Strathallan and Craigclowan near Perth.



Plans

157 sqm (1,691 sq)



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GROSS INTERNAL AREA
FLOOR 1: 875 sq. ft, 81.3 m², FLOOR 2: 816 sq. ft, 75.8 m²
TOTAL: 1691 sq. ft, 157.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Details

Local Authority

Perth & Kinross Council

Council Tax

Band = G

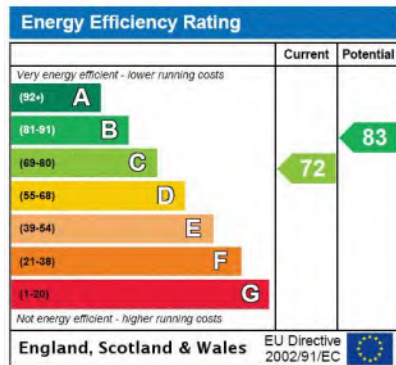
Tenure

Freehold

EPC

EPC Rating = C

Property



Services & Additional Information

Directions

Travel west out of Perth on the A85 road to Crieff. Having passed Tesco and then on through the traffic lights, take the next road on the right signposted to Ruthvenfield and Huntingtower Castle. Follow the road round and Alexander House is located on the left immediate past the small village school.

For viewers using the 'what3words' app, the location of Alexander House is: [///pets.hint.mixer](https://www.what3words.com/#!/pets.hint.mixer)

Fixtures and fittings

The fitted flooring, blinds and integrated appliances are included in the sale.

Services

The services to the property include mains gas, water, electricity and drainage is to a private septic tank. The double glazed windows were replaced in 2016.

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Offers Over £410,000



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