



# Alexander House

Grey Row, Ruthvenfield, PH1 3JR

[bellingham.co.uk](http://bellingham.co.uk)

 **Bell  
Ingram**

# Introduction

Alexander House is traditionally constructed, having been built in the mid-1990s. The accommodation includes an entrance hall, four versatile public rooms, kitchen and a WC with a shower, on the ground floor.

On the upper floor are five bedrooms, a family bathroom and a separate shower room.

It is located on the western outskirts of Perth within the small hamlet of Ruthvenfield. The surrounding properties are residential, with the small primary school at the heart of the hamlet.



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 a multi-purpose public room currently being used as an office, also with front-facing windows. A glazed door leads from here into the fitted kitchen, which is generously fitted with a range of base and wall units, complemented by contrasting worktops. 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 is currently laid out with a dining table and chairs. It 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.







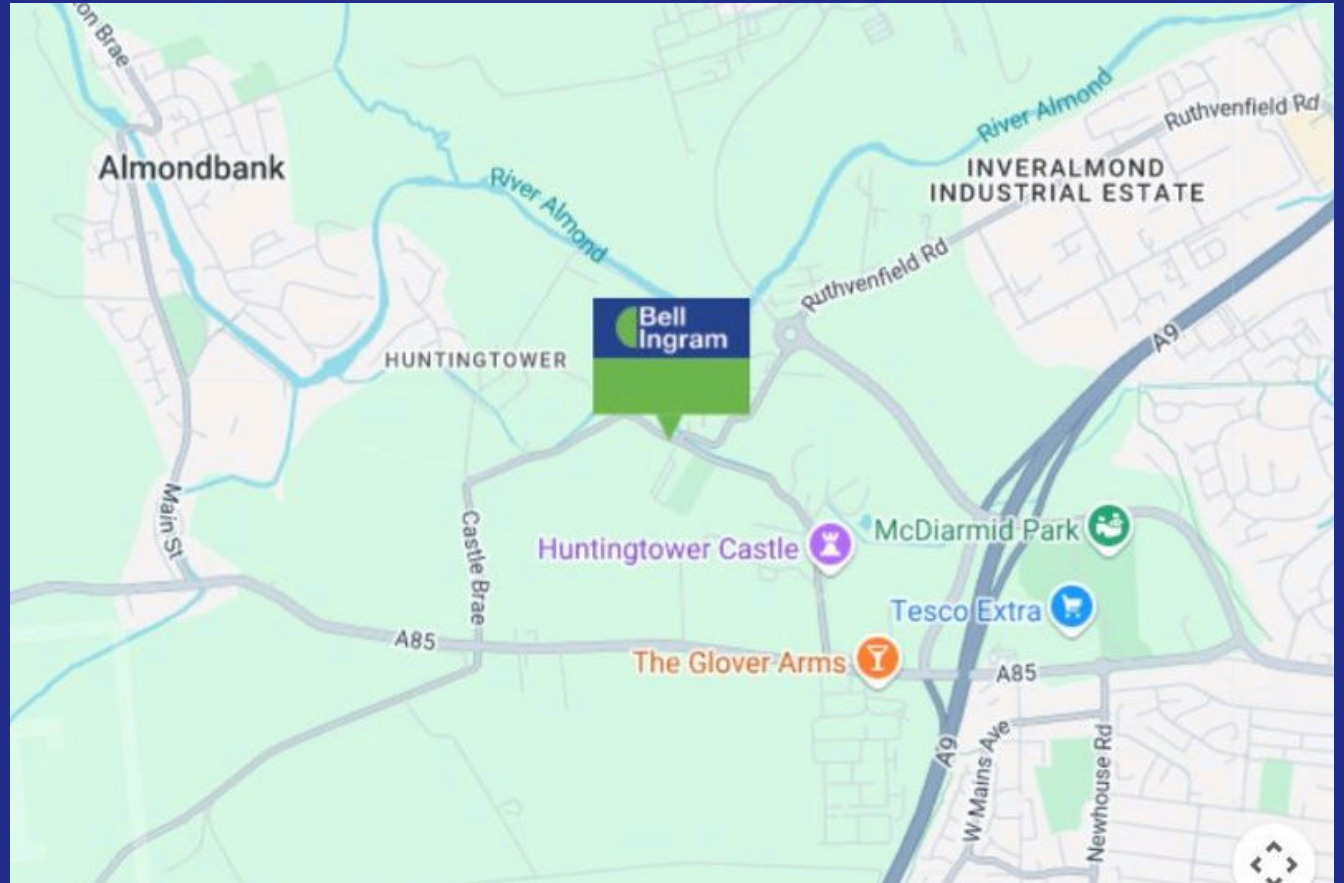
## Location

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



## Alexander House, Grey Row, Ruthvenfield PH1 3JR

GROSS INTERNAL AREA  
FLOOR 1: 875 sq. ft., 81.3 m<sup>2</sup>, FLOOR 2: 816 sq. ft., 75.8 m<sup>2</sup>  
TOTAL: 1691 sq. ft., 157.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Details

## Local Authority

Perth & Kinross Council

## Council Tax

Band = G

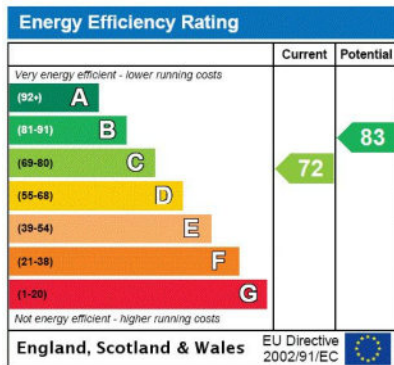
## Tenure

Freehold

## EPC

EPC Rating = C

Alexander House



## 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

### 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.

Grey Row, Ruthvenfield, PH1 3JR

Offers Over £375,000



Carl Warden

Perth

01738 621121

carl.warden@bellingram.co.uk



View Digital Brochure



Property Search



View on Website

Viewing strictly by appointment

Published: May 2026

Property Ref: PER250048

powered by  
**FluxPro**

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Free Market Appraisal



Tax Calculator