



**Premier
Properties**
Perth



13 Fortingall Place, Perth, PH1 2NF

Offers Over £127,500

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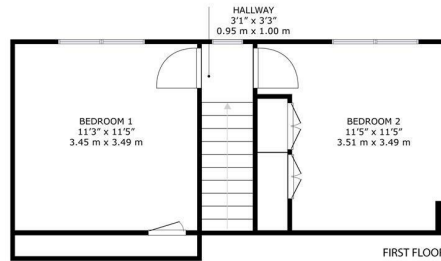
The accommodation is set over two levels and comprises a welcoming entrance hall, a spacious and bright living room, and a well-appointed kitchen/diner with direct access to the rear garden. The property further benefits from two double bedrooms and a family bathroom. Excellent storage is available throughout, along with gas central heating for added comfort.

Externally, there is on-street parking to the front. The rear garden is predominantly laid out lawn, providing an ideal space for outdoor relaxation and entertaining during the warmer months. To the front, the property is enhanced by mature shrubs and decorative stone chips.

Early viewing is highly recommended, as this attractive home is expected to generate strong interest.

- 2 double bedrooms
- Spacious reception room
- Sought after location
- Close to local amenities
- Ideal for small families
- Quiet residential area
- Easy access to transport
- Viewing recommended

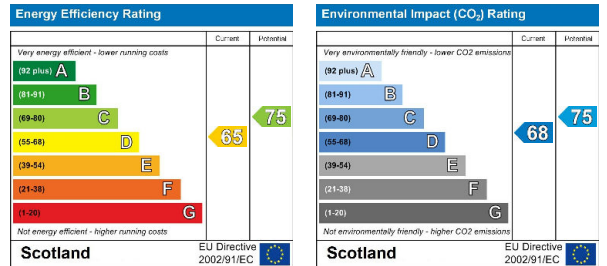




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GROSS INTERNAL AREA
GROUND FLOOR : 397 sq. ft./36.9 m², FIRST FLOOR : 251 sq. ft./23.3 m²
TOTAL: 648 sq. ft./60.2 m²

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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