



**Premier
Properties**
Perth



13 Fortingall Place, Perth, PH1 2NF Offers Over £127,500

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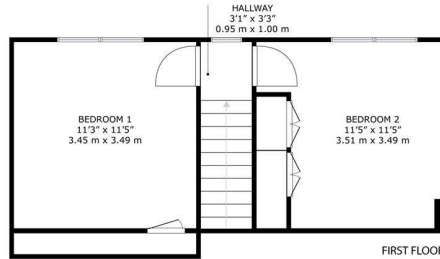
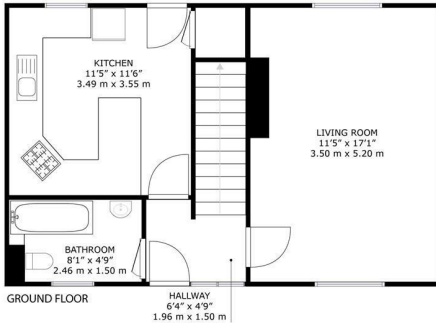
The accommodation is set over two levels and comprises a welcoming entrance hall, a spacious and bright living room, and a well-appointed kitchen/diner with direct access to the rear garden. The property further benefits from two double bedrooms and a family bathroom. Excellent storage is available throughout,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

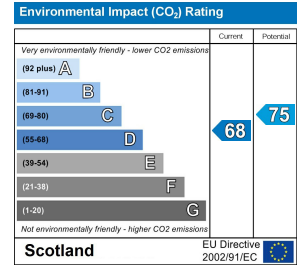
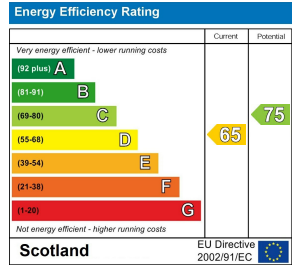
- 2 double bedrooms
- Spacious reception room
- Sought after location
- Close to local amenities
- Ideal for small families
- Quiet residential area
- Easy access to transport
- Viewing recommended





13, Fortingall Place Perth, PH1 2NF

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.



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