29d Fortingall Place, Perth
Perthshire PH1 2NF

Offers over £84,000

Simple Approach are delighted to welcome this beautifully presented 2 bedroom Flat to the residential market. Set within the heart of the ever popular area of Letham, this lovely home is on a regular bus route to Perth City Centre and is just minutes away from local shops, Primary Schools and the Broxden roundabout for quick access to routes into Glasgow, Edinburgh & the Central Belt. Boasting sought-after features such as gas central heating, double glazing and good sized gardens to the front and rear of the property, this family home is the perfect purchase for any buyer looking for a conveniently located property in move-in condition throughout. Comprising a bright and spacious lounge, a fitted kitchen, two double bedrooms and a stylish bathroom with shower facility over the bath, providing all the living space needed by any small family. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the excellent location and tasteful decoration.

Living Room
14'11"x 13'1" (4.56x 4.00)

Kitchen
9'6" x 7'8" (2.90 x 2.35)

Bathroom
9'6" x 4'10" (2.90 x 1.49)

Bedroom
14'11" x 10'3" (4.56 x 3.14)

Bedroom
11'6" x 9'6" (3.51 x 2.90)

Location
The area of Letham his sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco S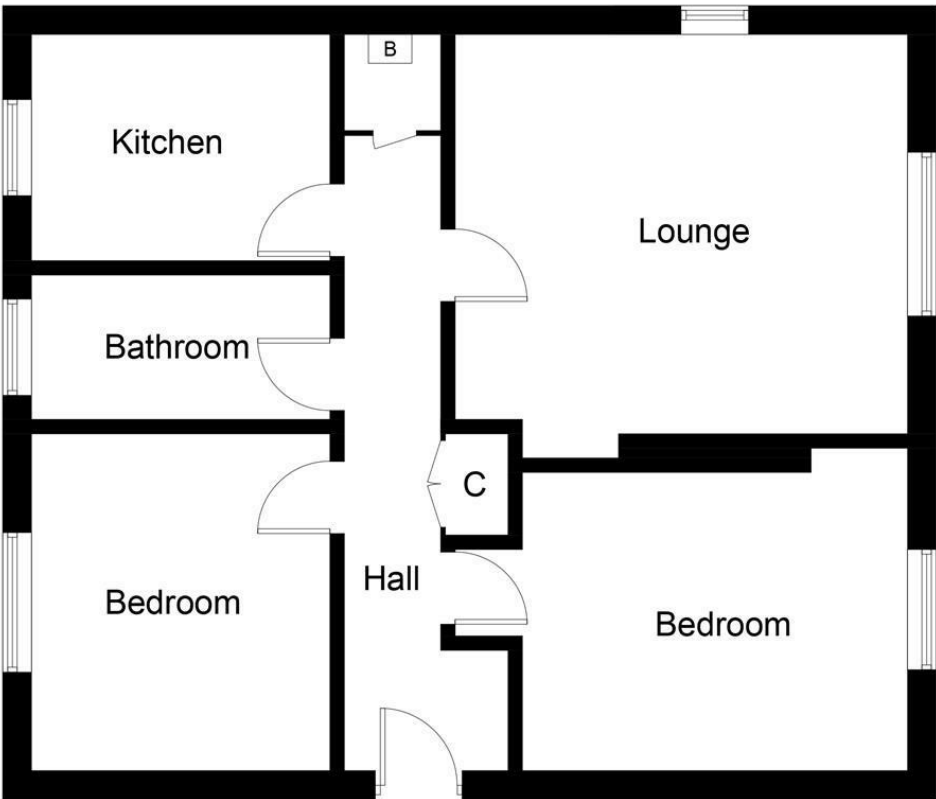upermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Strathtay Road as a central artery of Letham has a very regular bus route to and from Perth City Centre for all further High Street shopping and the Broxden Roundabout allows quick links to major cities such as Dundee, Edinburgh & the Central Belt for the commuter.

01738 827864

- Two Double Bedrooms
- Beautiful Presented Flat
- Gas Central Heating & Double Glazing
- First Floor Flat
- Sought-After Residential Location
- On Street Parking to Front

First Floor

Kitchen

B

Lounge

Bathroom

C

Bedroom

Hall

Bedroom

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	78	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland

EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	79	81
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Scotland

EU Directive 2002/91/EC