

Simple Approach



**98 Fortingall Place, Perth  
Perthshire PH1 2NG**

**Offers over £119,950**

Simple Approach are delighted to welcome this beautifully presented mid-terraced house on Fortingall Place 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, through to a modern fitted kitchen with ample space for dining, two double bedrooms with fitted wardrobes and a stylish shower room- providing all the living space needed by any small family over two floors. Viewing is highly recommended to appreciate the overall package on offer, with particular note to the excellent location and tasteful decoration.

**Kitchen**

8'0" x 11'5" (2.46 x 3.48)

**Living Room**

11'4" x 16'11" (3.46 x 5.16)

**Bathroom**

7'8" x 4'9" (2.36 x 1.46)

**Bedroom**

11'6" x 11'4" (3.51 x 3.46)

**Bedroom**

11'5" x 11'4" (3.50 x 3.47)

**External**

Externally this property benefits from very well maintained gardens to the front and rear, with the front providing beautiful kerb appeal and a lovely welcome from the outset. The garden to the rear is mostly laid to lawn and

is fully enclosed to allow the safe play of children. It also benefits from a private driveway.

**Location**

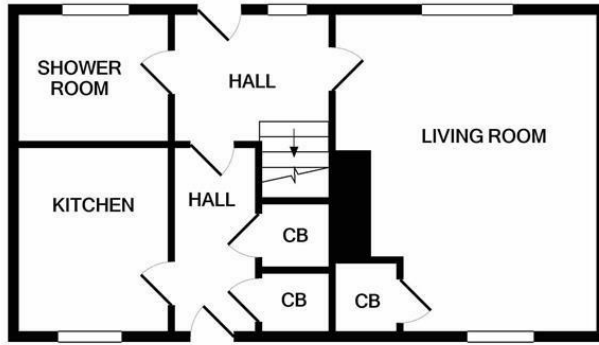
The area of Letham is sought-after for its family-friendly situation nearby to two reputable Primary Schools, as well as other essential amenities such as a large Tesco Supermarket, local shops, restaurants and a post office all within walking distance of this property's' doorstep. Strathtay Road as 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.



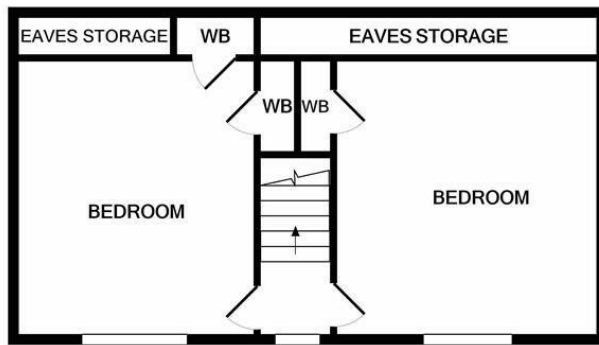


- 2 Double Bedrooms
- Move-in Condition Throughout
- Private Driveway
- Gas Central Heating
- Enclosed Rear Garden
- Double Glazing





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	