

Simple Approach



Estate Agents



95a Canal Street, Perth
PH2 8HX

Offers over £124,950

Situated in the heart of Perth on the sought-after Canal Street, this well-presented two-bedroom first-floor flat offers comfortable and modern living in an exceptionally convenient location. Ideal for first-time buyers, professionals, or buy-to-let investors, the property combines practicality with stylish accommodation.

The flat features two generous bedrooms, a spacious lounge with ample natural light, and a well-appointed kitchen with space for dining. The contemporary bathroom completes the interior. Key benefits include gas central heating and double glazing throughout, ensuring energy efficiency and year-round comfort. The property also boasts private parking, a valuable asset in the city centre.

With local shops, restaurants, cafes, and public transport links just a short walk away, this flat offers the perfect blend of central convenience and quiet residential living. Early viewing is highly recommended to appreciate all this fantastic home has to offer.

Lounge

13'8" x 18'1" (4.17 x 5.52)

Kitchen

14'7" x 11'5" (4.45 x 3.50)

Bedroom One

11'5" x 18'1" (3.50 x 5.53)

Bedroom Two

14'4" x 12'4" (4.38 x 3.76)

Family Bathroom

7'1" x 6'4" (2.18 x 1.95)





- First Floor Flat
- Bright & Spacious Lounge
- Private Parking
- Two Bedrooms
- Sizeable Kitchen
- City Centre Location
- Well Presented Throughout
- Gas Central Heating & Double Glazing



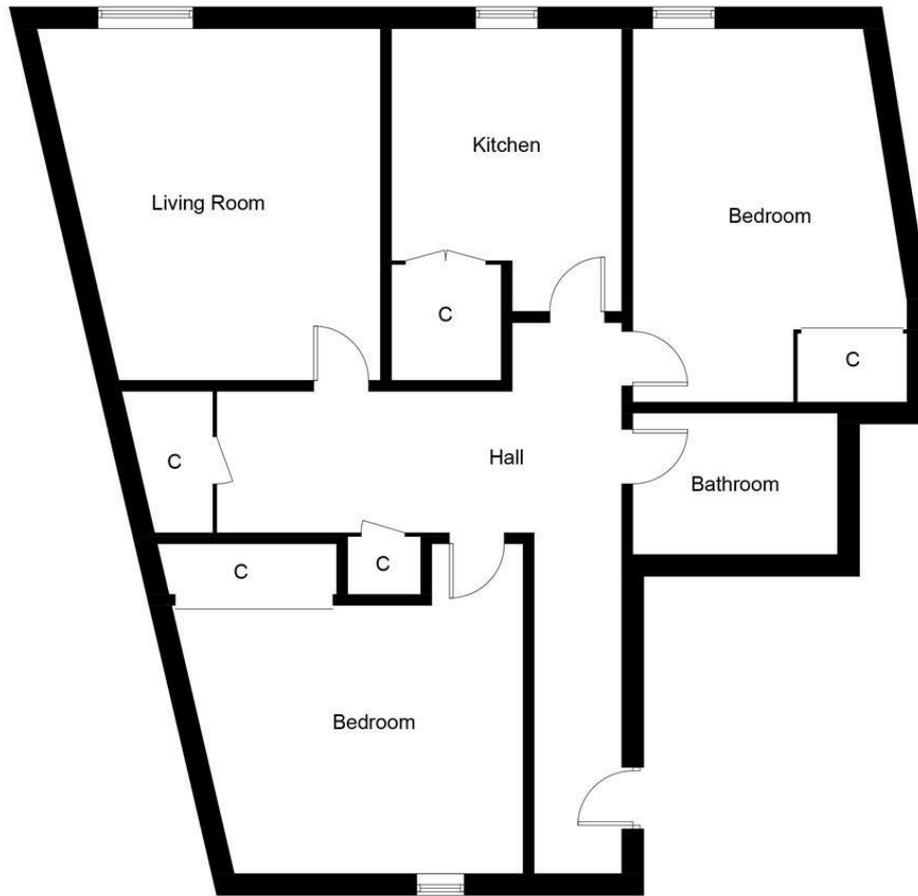
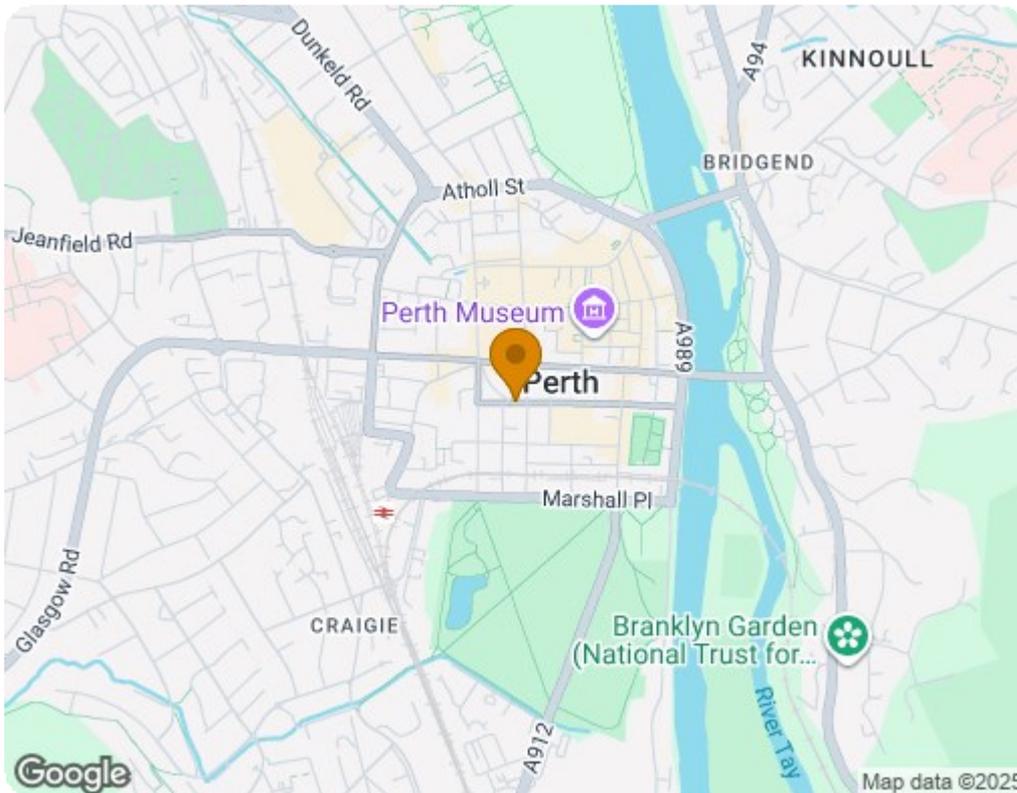


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1199170)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC