



88 Canal Street, Perth, PH2 8HX  
Offers over £112,500

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## 88 Canal Street Perth, PH2 8HX

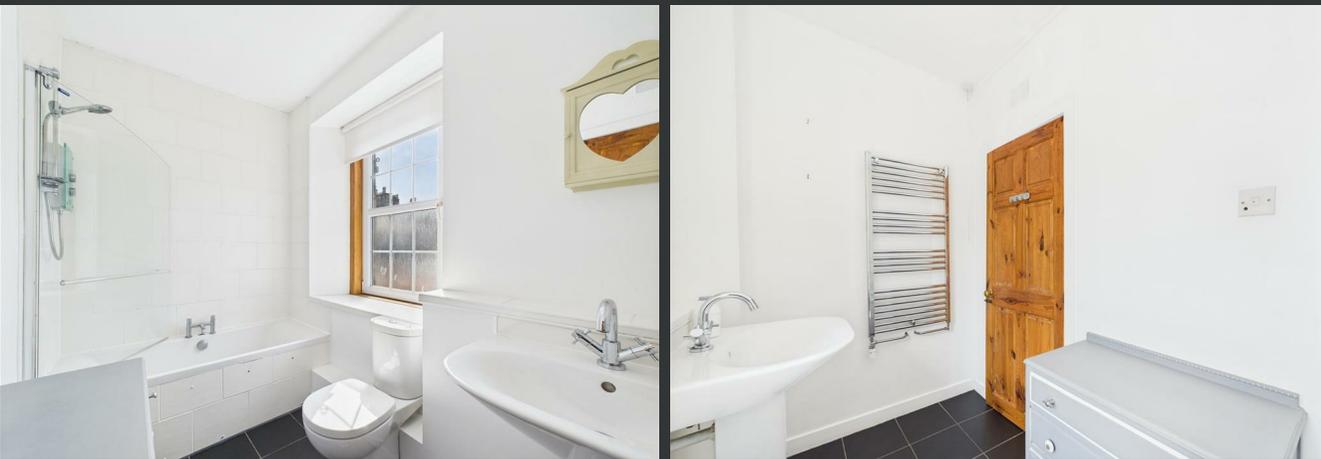
- Two-bedroom maisonette over two levels
- Bright lounge with traditional sash windows and fireplace
- Modern bathroom with shower over bath
- Fresh neutral décor and wooden flooring
- Central Perth location close to all amenities
- Large converted attic bedroom with Velux windows
- Contemporary kitchen with dining space
- Double glazing and gas central heating
- Accessed via charming shared courtyard
- Ideal for first-time buyers, downsizers or investors

Set within the heart of Perth city centre, this spacious and characterful maisonette offers an exciting opportunity for first-time buyers, professionals, or investors alike. Located on Canal Street, the home boasts generous proportions across two levels with a mix of traditional charm and modern updates.

The entrance opens into a welcoming hallway that leads to a bright lounge featuring two tall sash windows and a fireplace—ideal for relaxing or entertaining. The dining kitchen is well-appointed with integrated appliances, ample storage, and room for a table and chairs. Also on this level is a contemporary bathroom fitted with white sanitaryware and shower over bath. On the same floor, you'll find a well-sized double bedroom. Upstairs, the converted attic space has been stylishly transformed into a versatile and expansive second bedroom with dual Velux windows, creating a peaceful retreat including potential office/studio space.

Externally, the property benefits from access via a shared, picturesque courtyard—a rare bonus in such a central location. The flat also enjoys gas central heating and double glazing throughout. With the city's shops, cafés, train station, and river walks all on the doorstep, this home offers the perfect balance of urban convenience and comfortable living.

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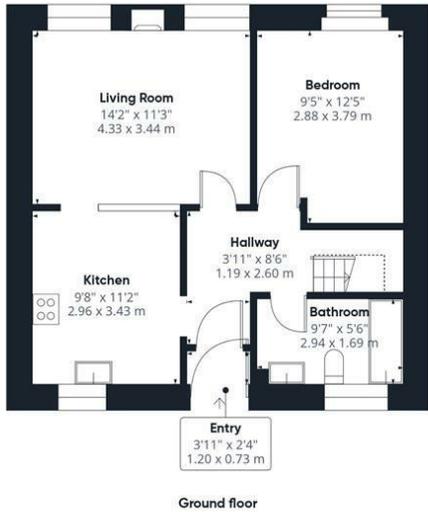


## Location

Situated in Perth's bustling city centre, Canal Street offers a prime address with everything on your doorstep. The High Street, St John's Shopping Centre, and an array of bars, restaurants and cafés are just a short stroll away. Perth Train Station provides excellent transport links to Edinburgh, Glasgow and Dundee, while the River Tay and nearby parks offer relaxing outdoor spaces. Excellent schools, health services, and leisure facilities are all close by, making this an ideal location for professionals, downsizers, or investors. Perth's vibrant community, rich history, and accessible city lifestyle make it one of Scotland's most desirable places to call home.







Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

844 ft<sup>2</sup>  
78.4 m<sup>2</sup>

Reduced headroom

120 ft<sup>2</sup>  
11.1 m<sup>2</sup>

(1) Excluding balconies and terraces

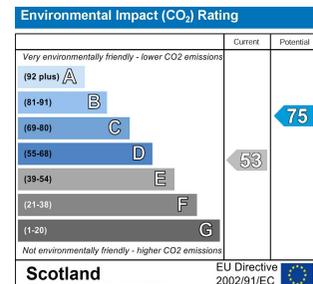
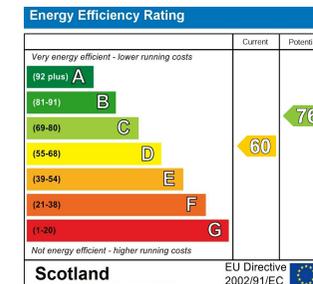
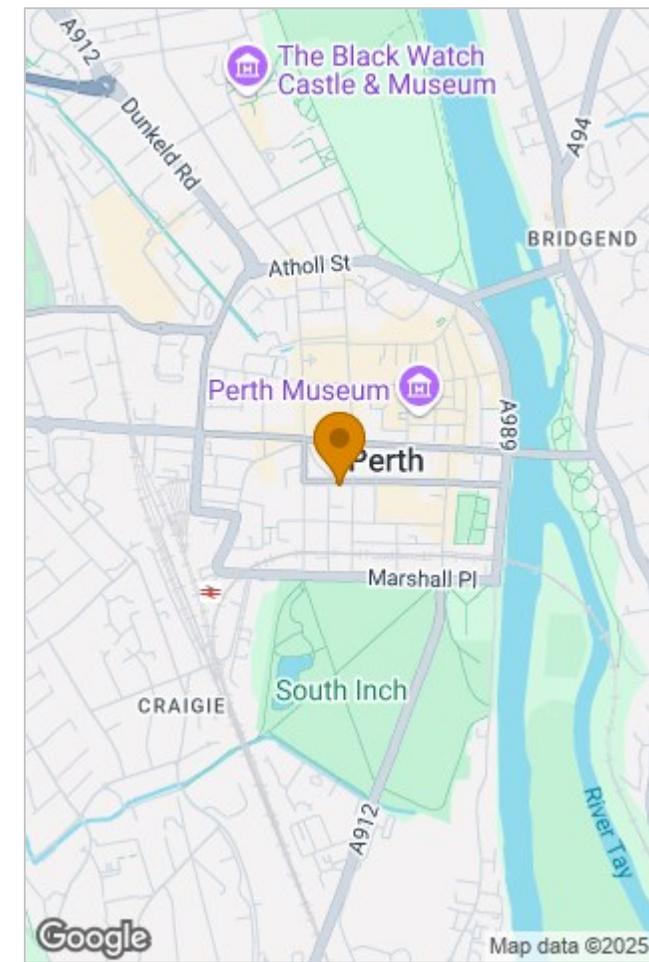
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

