



95E Canal Street, Perth, PH2 8HX  
Offers over £105,000

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## 95E Canal Street Perth, PH2 8HX

- Stylish top floor flat
- Newly modernised and rebranded
- Modern electric heating
- Secure entry access
- Ample natural light
- Two double bedrooms
- Generous room proportions
- Contemporary shower room
- Off-street parking
- Easy access to amenities & travel links

Welcome to this stunning top floor flat located on Canal Street in the heart of Perth. This delightful flat boasts a large open-plan living room/kitchen with space for dining, two large double bedrooms, and a stylish bathroom, offering a comfortable and modern living space.

Spanning across 845 square feet, this property has been recently modernised and refurbished to a high standard, featuring new carpets and floor coverings throughout. The generous room proportions create a sense of openness and allow for versatile furniture arrangements, perfect for both relaxing and entertaining. Convenience is key with off-street parking available, ensuring you always have a secure place to park your vehicle. Additionally, the secure access into the building provides peace of mind and a sense of security for residents.

Offers over £105,000

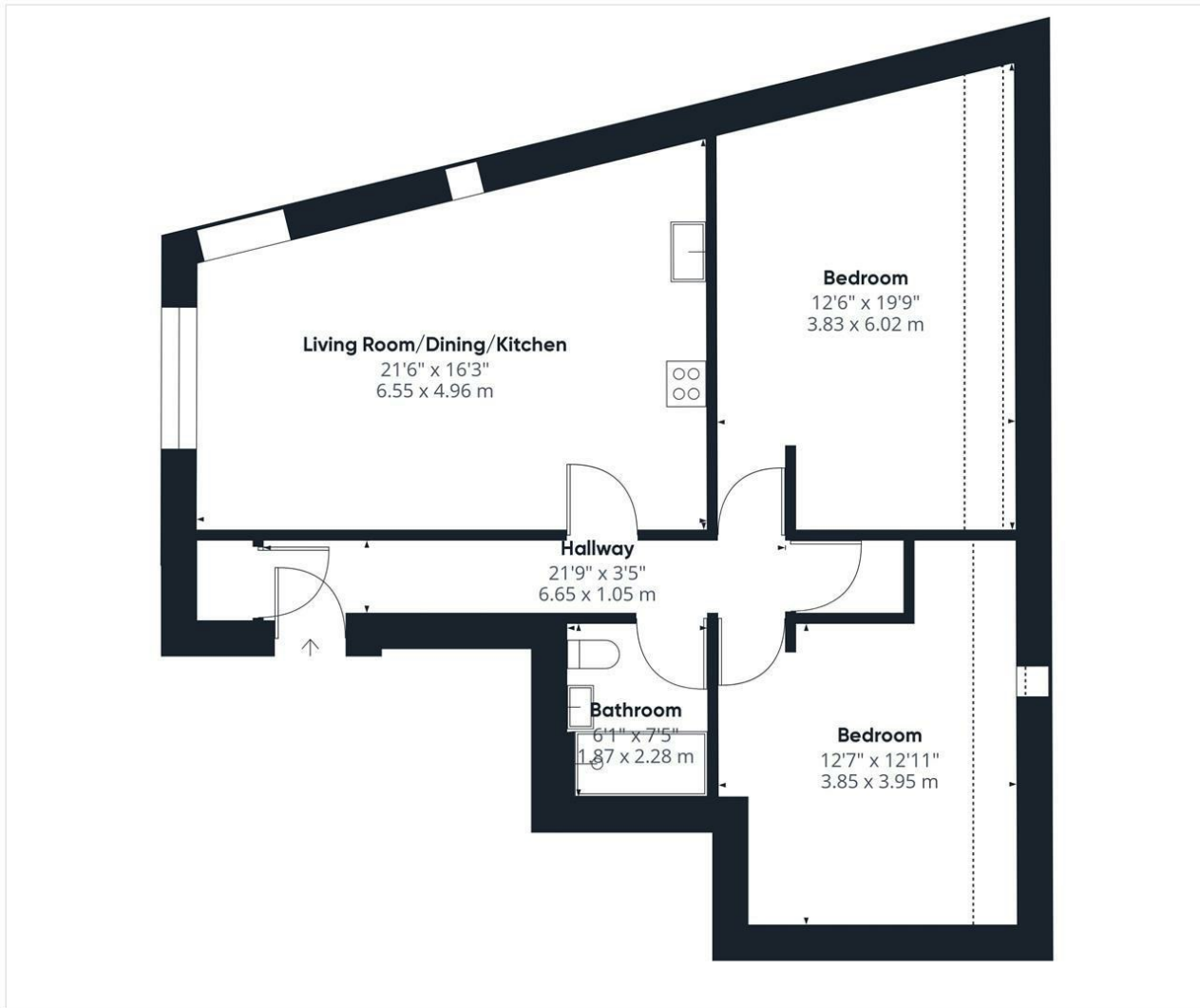




## Location

Canal Street is positioned within walking distance of the city centre and its various amenities, shops, restaurants, cafes and recreational pursuits as well as the picturesque South Inch parklands. Nearby roads links give access to the dual carriageway, A90 and M90 giving access to various destinations across the country. Perth's rail and bus stations can also be found close by.





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

845.07 ft<sup>2</sup>  
78.51 m<sup>2</sup>

**Reduced headroom**

73.19 ft<sup>2</sup>  
6.8 m<sup>2</sup>

(1) Excluding balconies and terraces

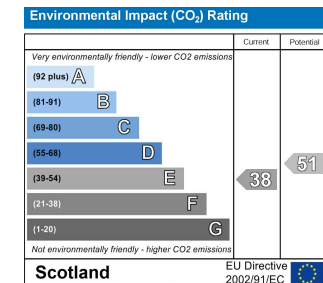
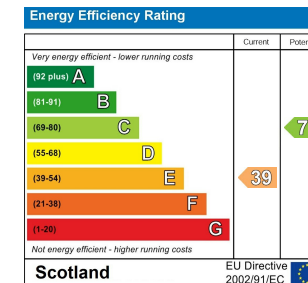
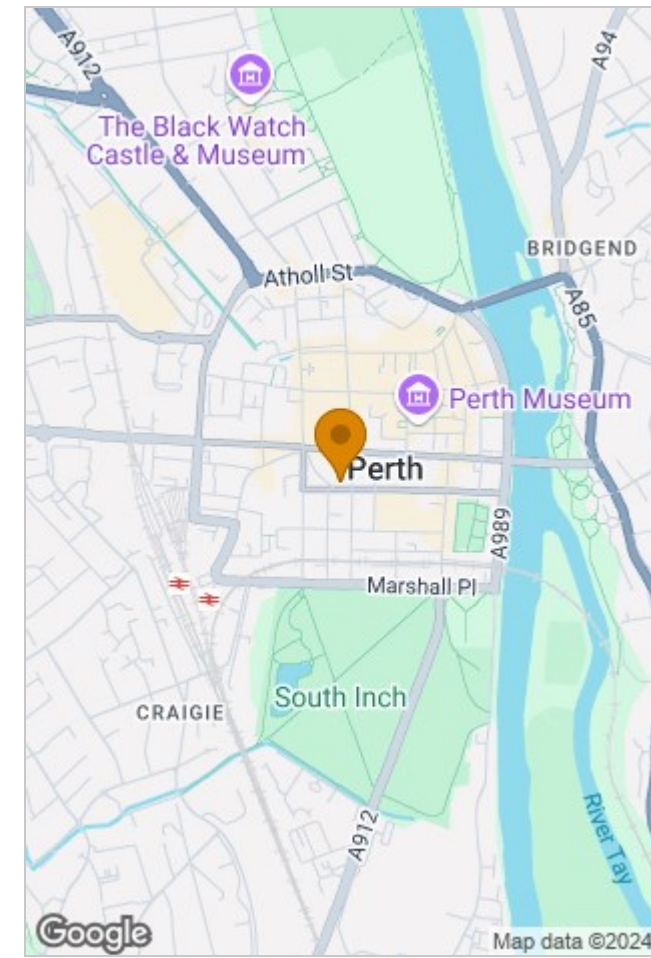
**Reduced headroom**

..... 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.

