

Simple Approach



82 Canal Street, Perth  
PH2 8HX

Offers over £108,000

Simple Approach are delighted to welcome this spacious flat on Canal Street to the Perthshire residential sales market. Situated in the heart of Perth City Centre this property is ideally placed to take advantage of all local amenities found right on the door step. Canal Street comprises; a bright and spacious lounge, sizeable kitchen, two generous bedrooms, a large floored attic space and a stylish shower room. Practical attributed include electric heating and double glazing. This fantastic property lends itself to a wide range of buyers including first time buyers, investors or small families seeking a very well located home within Perth City Centre. Viewing is essential to appreciate all that is on offer here at Canal Street, Perth.

### Attic Space

14'0" x 23'11" (4.27 x 7.29)

### Lounge

8'10" x 14'1" (2.70 x 4.30)

### Kitchen

10'2" x 7'10" (3.12 x 2.41)

### Bedroom 1

10'4" x 9'0" (3.16 x 2.75)

### Bedroom 2

9'9" x 9'11" (2.99 x 3.04)

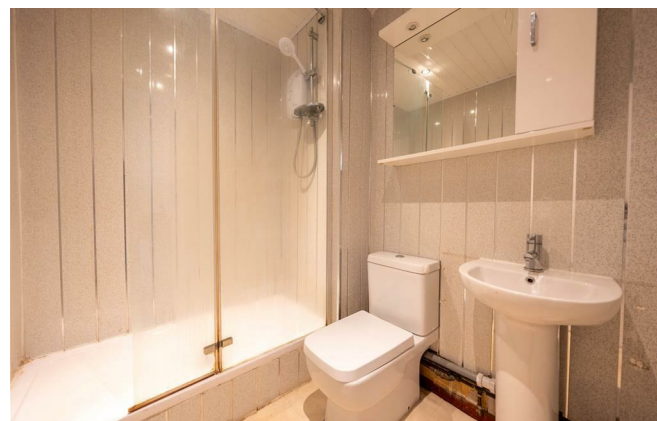
### Shower Room

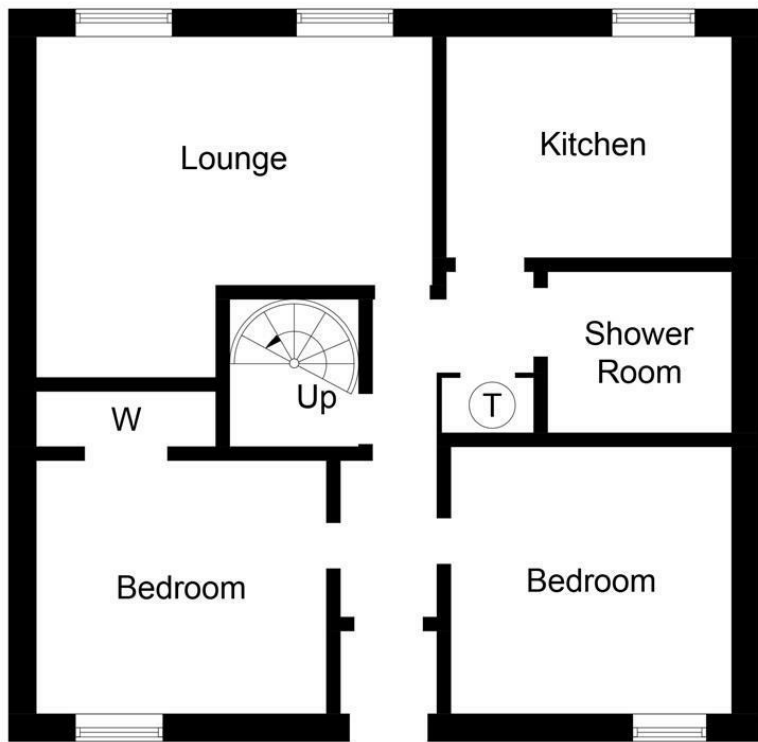
5'5" x 8'6" (1.66 x 2.60)



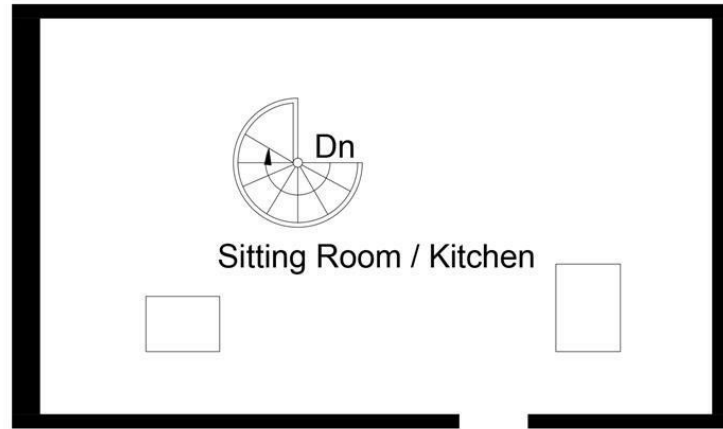


- Spacious Flat
- Sizeable Floored Attic Space
- City Centre Location
- Private Main Door Entrance
- Bright & Spacious Lounge
- Electric Heating & Double Glazing
- Two Generous Bedrooms
- Large Fitted Kitchen





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	67
(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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	45
(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