

Simple Approach



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



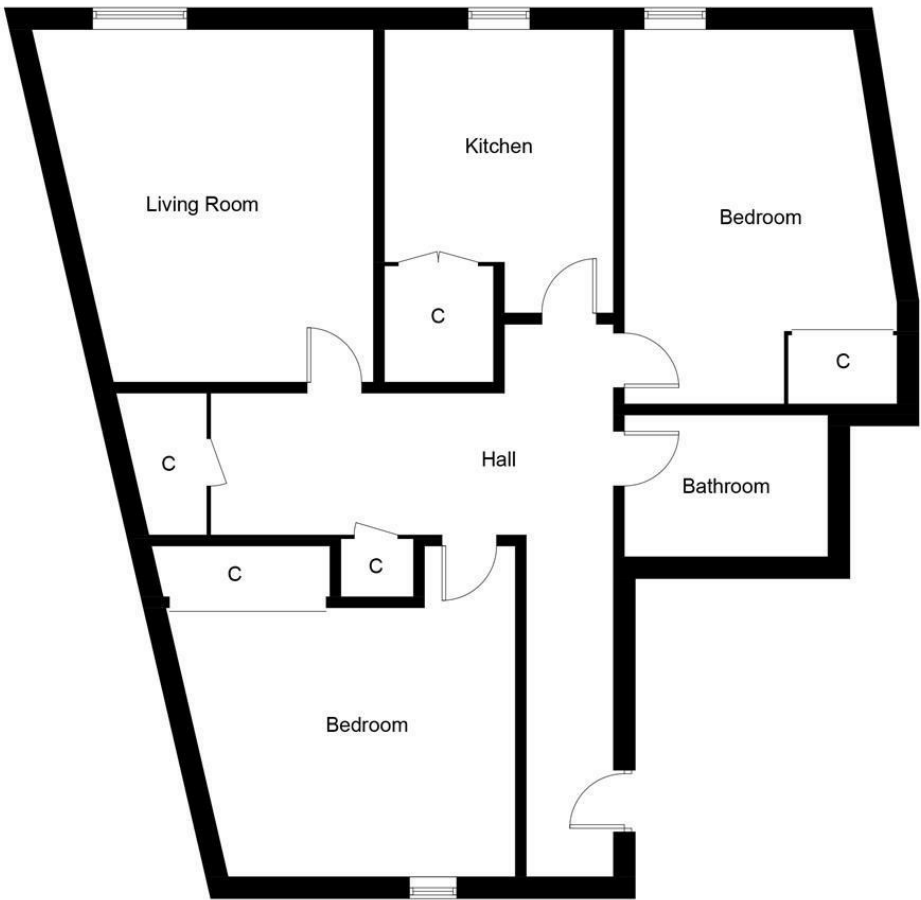
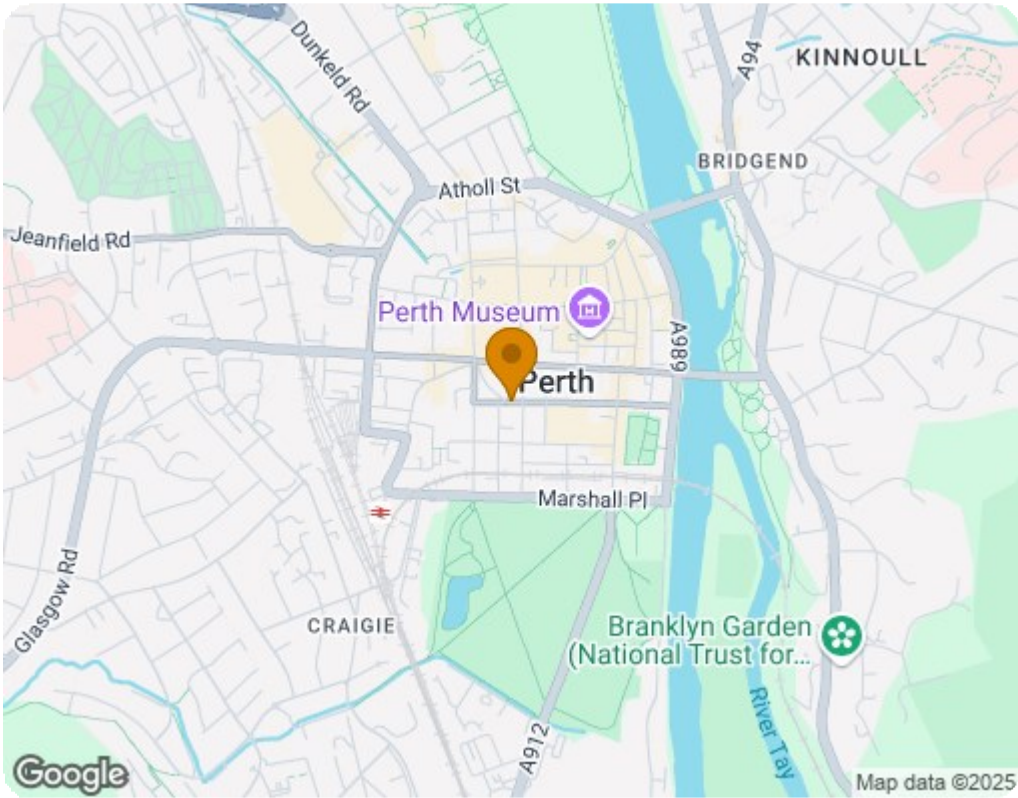


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1199170)



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