



11F Canal Crescent, Perth, PH2 8HT  
Offers over £85,000





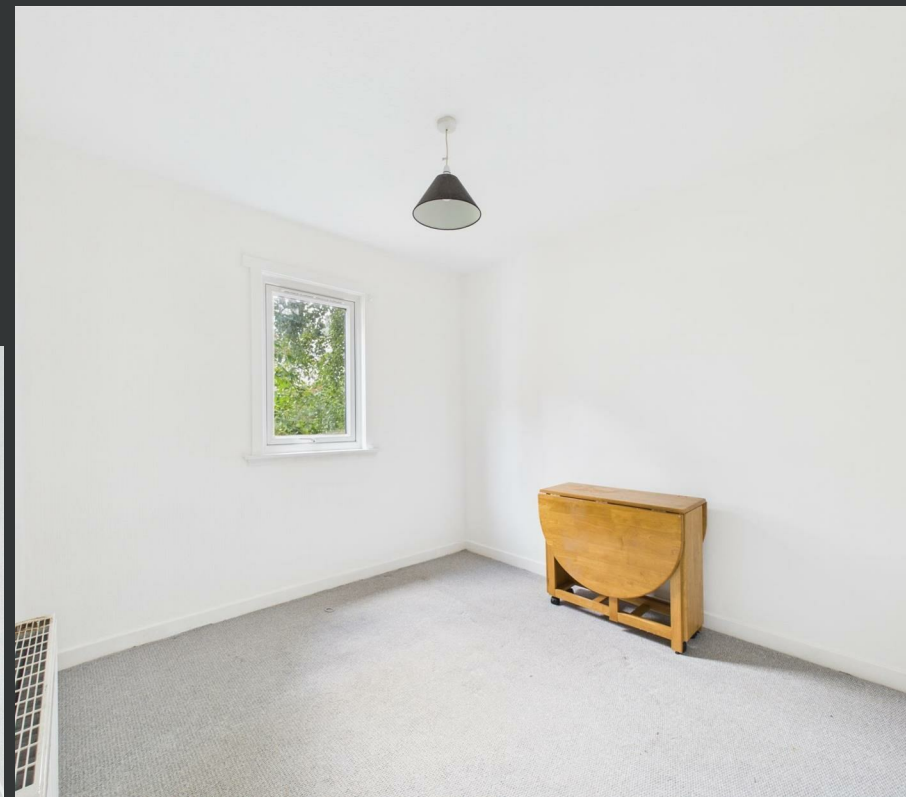
# 11F Canal Crescent Perth, PH2 8HT

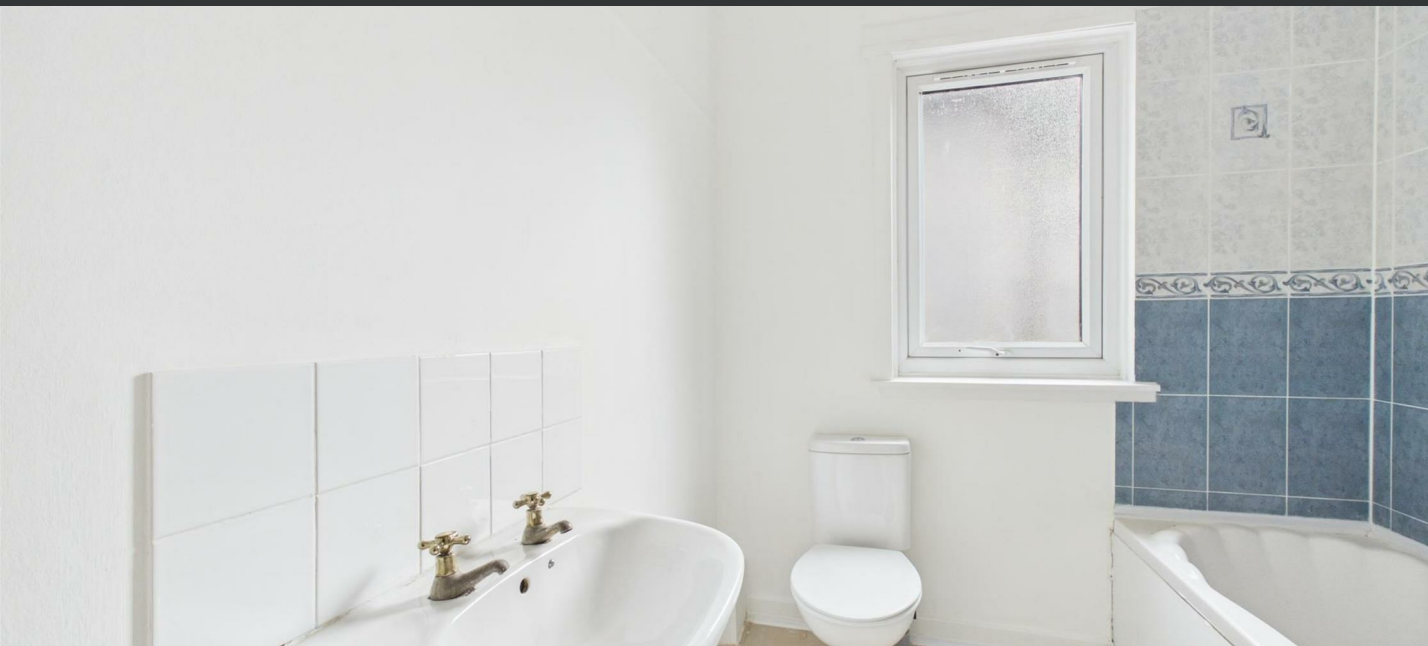
- City centre location
- Top floor apartment
- Fitted kitchen
- Built-in wardrobes
- Excellent storage
- Two double bedrooms
- Spacious living room
- Modern shower room
- Bright neutral décor
- Ideal first home or investment

Situated in the heart of Perth city centre, 11F Canal Crescent is a bright and well-presented two-bedroom top floor apartment offering spacious accommodation, excellent storage and superb convenience. Ideal for first-time buyers, downsizers or buy-to-let investors, the property is within easy walking distance of the city's extensive amenities and transport links.

The welcoming entrance hall provides access to all rooms, creating a practical and well-balanced layout. The generous living room is flooded with natural light from attractive bay-style windows, offering a comfortable space to relax or entertain. The fitted kitchen provides ample worktop and cupboard space, along with room for everyday appliances. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from built-in wardrobes, while the second bedroom offers flexibility as a guest room, home office or nursery. Completing the accommodation is a spacious bathroom with a fitted shower. Positioned within a traditional building in a central location, this fantastic apartment combines generous room sizes, practical living space and excellent accessibility, making it a superb opportunity for anyone seeking a low-maintenance home close to everything Perth has to offer.

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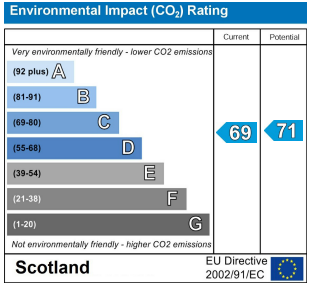
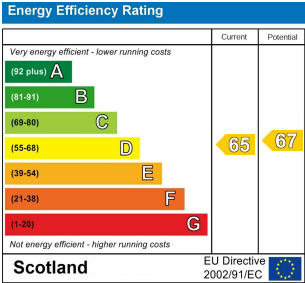
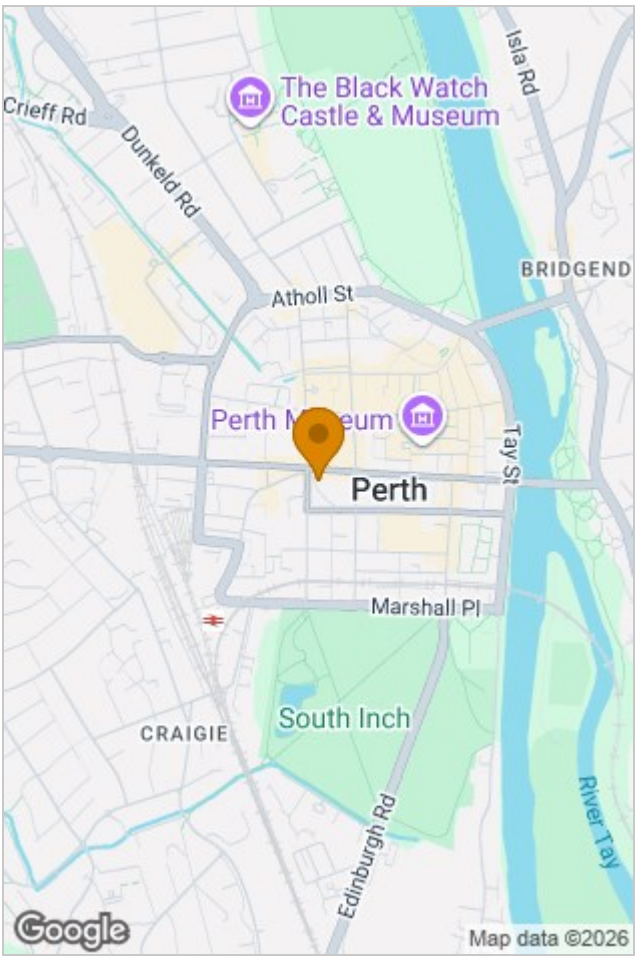
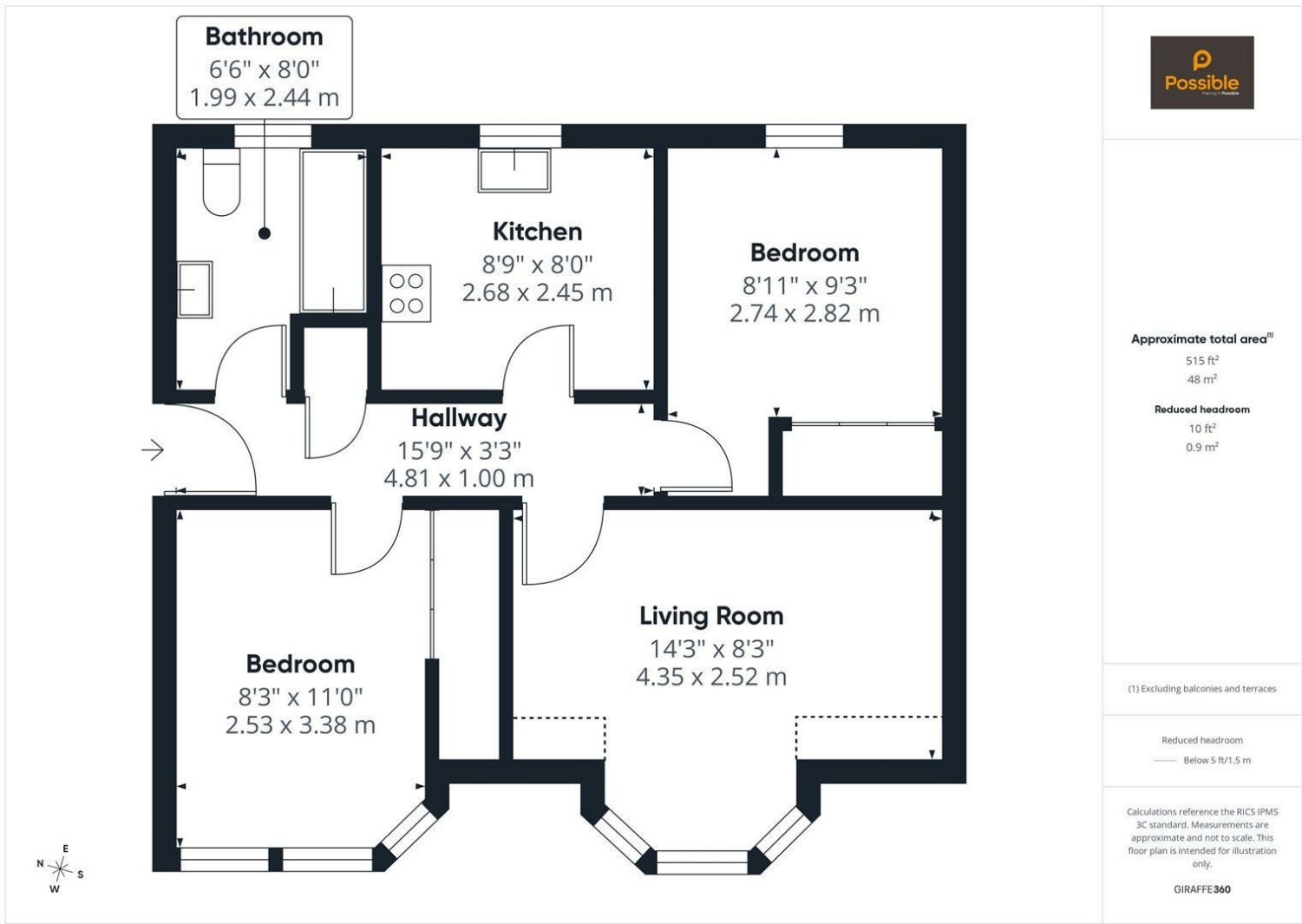




## Location

Canal Crescent enjoys a highly convenient location in the centre of Perth, placing an excellent range of amenities within easy walking distance. Shops, cafés, restaurants, supermarkets and leisure facilities are all close by, while Perth Bus Station and the railway station provide excellent public transport links. The nearby North and South Inch parks offer attractive green spaces for walking and recreation, and the River Tay is just a short stroll away. Excellent road connections make commuting to Dundee, Edinburgh, Glasgow and beyond straightforward. This central location is ideal for those seeking the convenience of city living with everything close at hand.





## 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.