

Simple Approach



Estate Agents



**11D Canal Crescent, Perth
Perthshire PH2 8HT**

Offers over £97,950

Simple Approach are delighted to welcome to the Perthshire property market this great first floor flat in Canal Crescent. This property comes to the market in move-in condition throughout, comprising of two double bedrooms with double fitted wardrobes, spacious lounge / dining area, modern fitted kitchen and stylish bathroom with shower over bath facility. Both the Kitchen and Bathroom suites have been newly fitted in March 2020. This flat boasts many sought after features such as double glazing, central heating, great location close to all local amenities and on street parking. In addition shared rear space is available and includes a dedicated drying area. This flat would be the ideal purchase for any first time buyer or local property investor. Viewing is essential to appreciate what it is on offer here.

*****CLOSING DATE SET MONDAY 2ND NOV 2020*****

Livingroom/Diningroom

16'6" x 11'5" (5.04 x 3.49)

Entrance Hallway

15'0" x 2'11" (4.58 x 0.89)

Bedroom 1

9'1" x 10'6" (2.79 x 3.21)

Kitchen

7'0" x 7'2" (2.14 x 2.19)

Bedroom 2

7'8" x 11'8" (2.36 x 3.57)

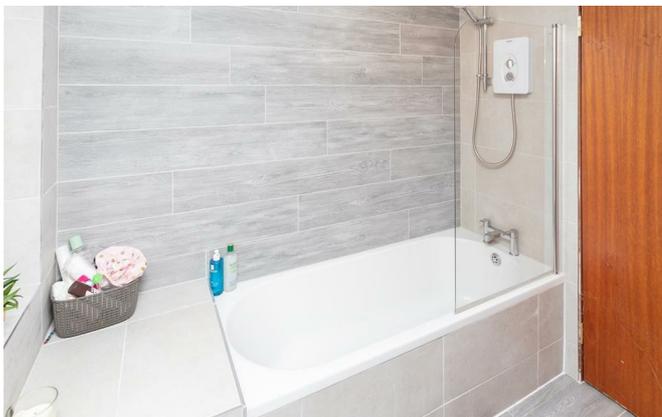
Bathroom

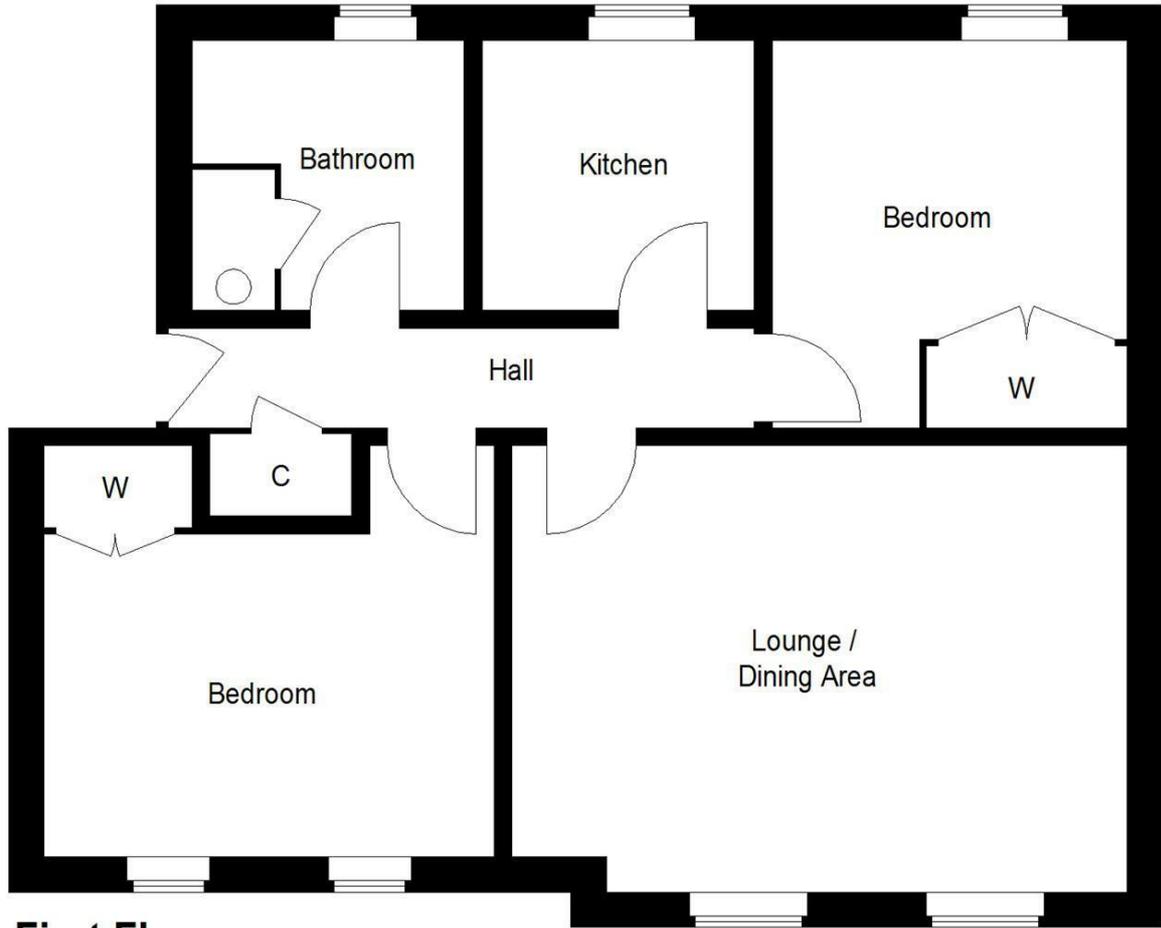
6'9" x 7'0" (2.08 x 2.14)



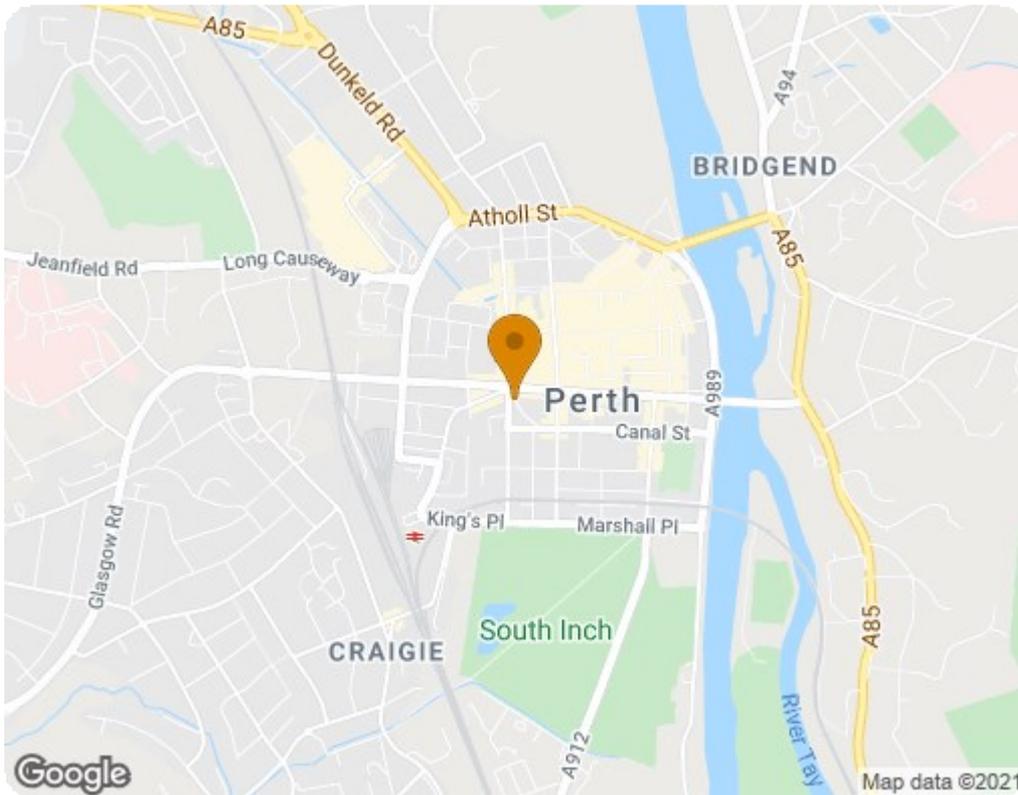


- Two Double Bedrooms
- Spacious Living Accommodation
- Modern Fitted Kitchen
- Stylish Bathroom With Shower Over Bath Facility
- Electric Central Heating
- Move-in Condition Throughout
- Communal Garden Space
- Option To Buy The Furniture Via Separate Negotiation
- *****CLOSING DATE SET MONDAY 2ND NOV 2020*****





First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	65	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		