



72 Matthews Drive, Perth, PH1 2UR
Offers over £135,000

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72 Matthews Drive Perth, PH1 2UR

- Semi-detached villa
- Spacious lounge
- Double glazing
- Private rear garden
- Easy access to amenities
- 2 bedrooms
- Gas central heating
- Allocated parking space
- Sought-after cul-de-sac
- Modern shower room

Home Report Value £145,000. This well proportioned semi-detached villa is presented in move-in condition and enjoys a private position, set back from the street. Located within a very desirable cul-de-sac, the property also comes with the added benefits of gas central heating, double glazing, a very private rear garden and allocated off-street parking.

On the ground floor there is an entrance hall with stairs to the first floor, a lovely lounge with useful alcove area and access into an attractive dining kitchen fitted with a good amount of base and wall units. It also has a door leading directly out into the rear garden. On the first floor there is a shower room and two bedrooms - with the largest also featuring built-in storage space. To the front of the property there is the parking space belonging to the property and a low maintenance area of garden. The garden to the rear is a fine size and enjoys a high degree of privacy. It consists of a slabbed patio, lawn, mature plants and a timber shed.

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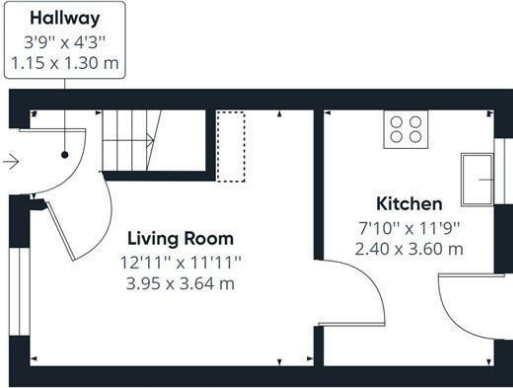


Location

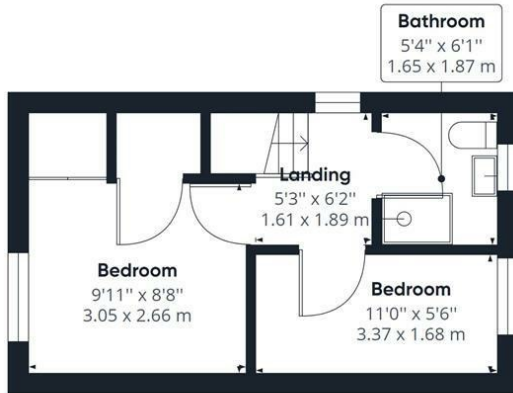
The property is located towards the western side of Perth. Within walking distance there are a number of amenities including a regular bus service, playparks, local supermarket and the newly completed Tulloch Primary School. Road links give easy access to the city centre, Crieff Road, dual-carriageway and SSE Headquarters at Inveralmond.







Ground floor



Floor 1



Approximate total area⁽¹⁾

473.57 ft²
44.00 m²

Reduced headroom

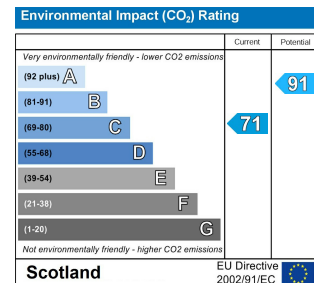
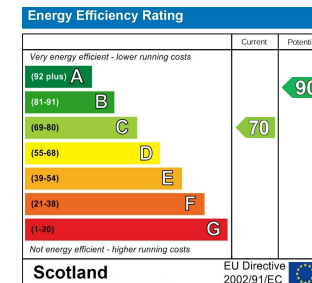
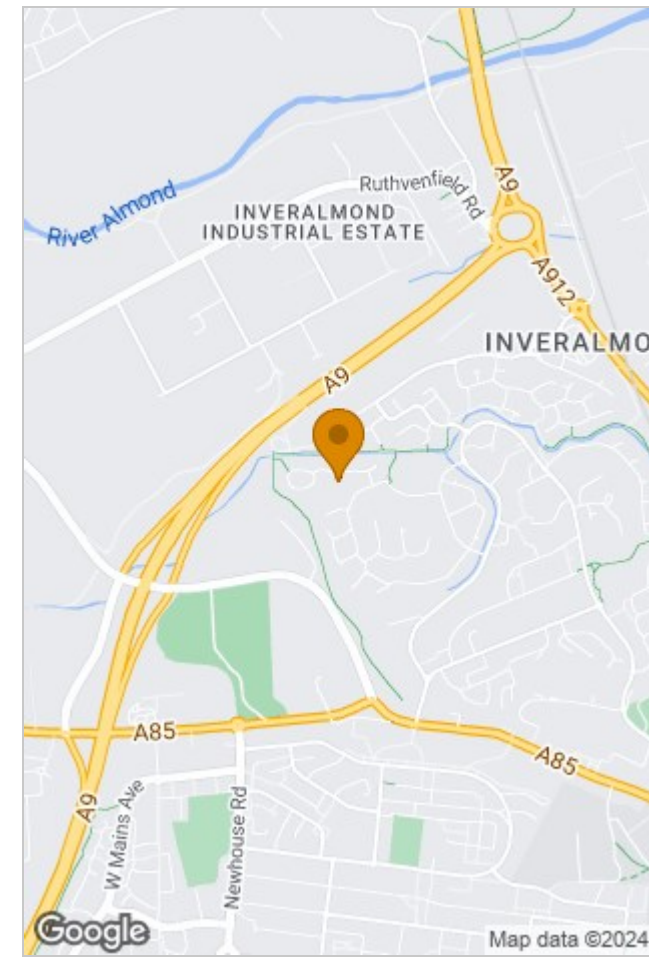
4.05 ft²
0.38 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

