



15 Mathieson Drive, Perth, PH1 2XA
Offers over £262,500

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15 Mathieson Drive Perth, PH1 2XA

- Generous townhouse
- Generous lounge
- Gas central heating
- Quality landscaped garden
- Parking for two cars
- 3 bedrooms 1 en-suite
- Large dining kitchen
- Double glazing
- Easy access to travel links
- Excellent master suite

Presented in superb condition and boasting notably spacious accommodation spread across three levels, this highly attractive 3 bedroom (1 en-suite) townhouse enjoys a convenient location within the Tulloch area of Perth and within easy reach of many local amenities, the city centre and the dual-carriageway. Recently modernised and upgraded, this beautiful home is further enhanced by gas central heating, double glazing, off-street parking, a fantastic master suite and eye-catching rear garden.

On the ground floor there is a super master bedroom which has been altered and redesigned from the original layout and incorporates a generous master bedroom, stunning en-suite bathroom with separate shower enclosure and a super walk-in wardrobe. There is also hallway with stairs to the first floor and access into part of the former garage space which is currently used as a gym but could be easily converted into a 4th bedroom - detailed plans of this are available upon request. On the first floor there is a WC, a spacious lounge and a large dining kitchen giving access out into the attractive rear garden. Onto the top floor there is a shower room and two additional bedrooms. To the front of the property there is a double-width driveway, and area of lawn and path leading around the side of the property. There is also an EV charging point which may be included through negotiation. The superb garden to the rear has been brilliantly landscaped and enhanced to create a very family friendly, sociable and relaxing space. It features an area of lawn, space for seating, decking, fire pit, raised planters and an eye-catching bar/entertainment cabin fitted with power and heating.

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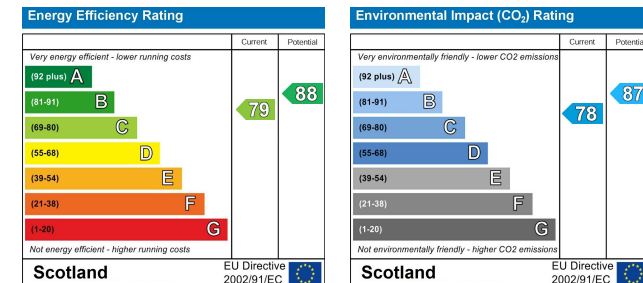
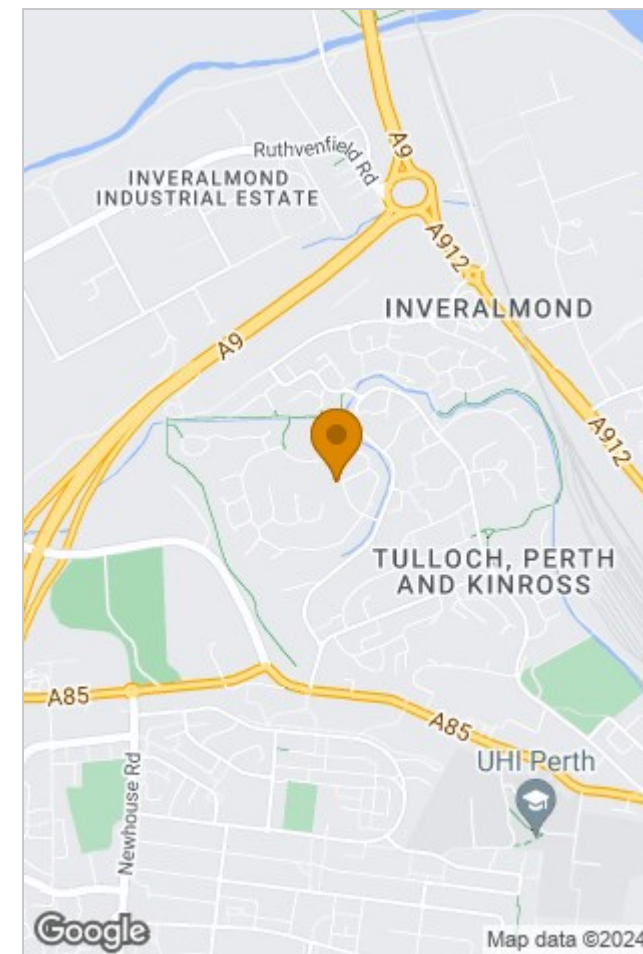


Location

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.







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.