



**Premier
Properties**
Perth



3 Matthews Drive, Perth, PH1 2UR Offers Over £159,995

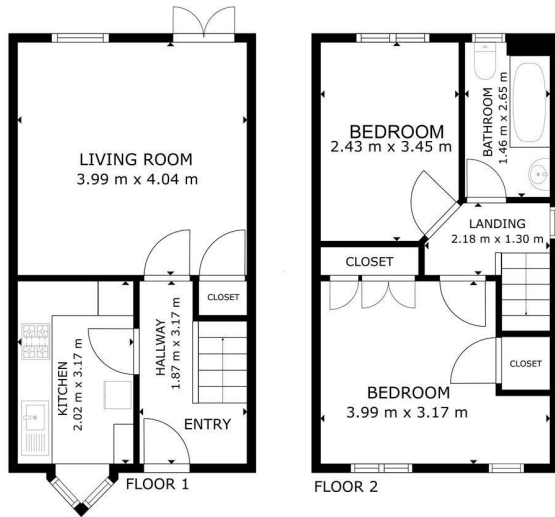
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The accommodation is split over two levels comprising: GROUND FLOOR - entrance hall, lounge and kitchen. FIRST FLOOR - landing, two bedrooms and bathroom.

Externally, there is a small, easily maintained area of garden to the front. The rear garden is enclosed and mainly laid to lawn with a slabbed patio area. The property also benefits from an allocated parking space.

- 2 Bedrooms
- Double Glazing
- Gas Central Heating
- Great First Time Buy
- Immaculately Presented
- Off Street Parking
- Private Rear Garden
- Sought After Location

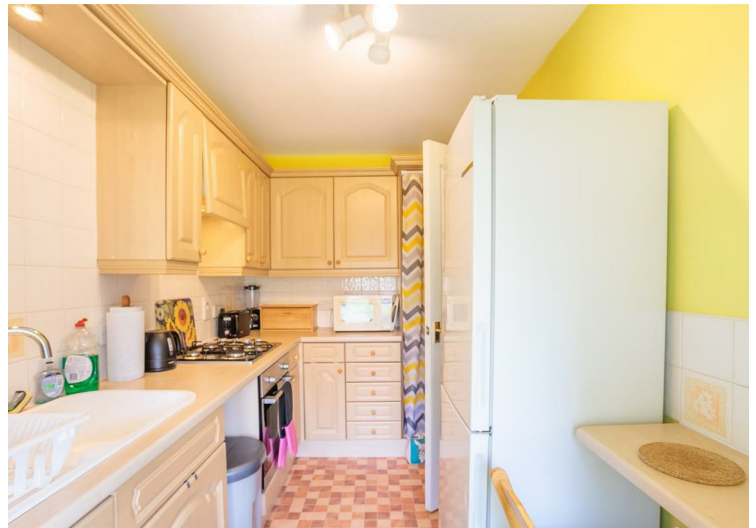




GROSS INTERNAL AREA
 FLOOR 1: 29 m², FLOOR 2: 29 m²
 TOTAL: 58 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		90	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	73		(69-80) C
(55-68) D			(55-68) D
(38-54) E			(38-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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