



**Premier
Properties**
Perth



23 Matthews Drive, Perth, PH1 2UR

Offers Over £159,950



This lovely home is set across two levels and offers bright & spacious accommodation throughout comprising: Ground Floor: Welcoming hall, bright lounge leading through to the fully fitted modern kitchen & dining area which has French doors providing access to the rear garden.

First Floor: Landing, bedroom 1 & 2 along with a family bathroom.

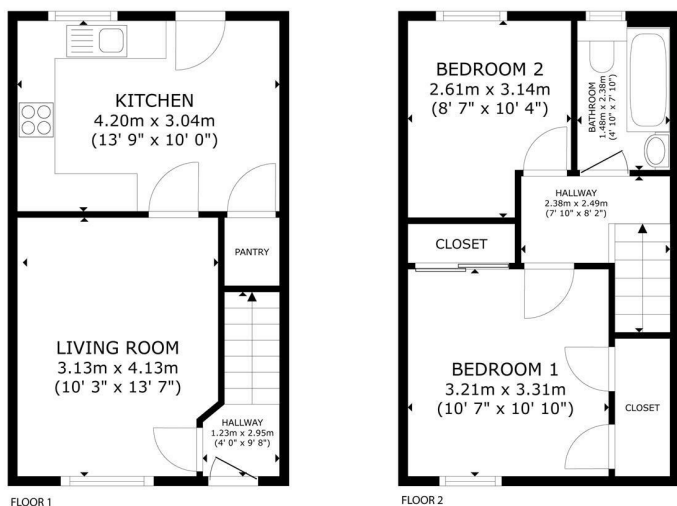
Warmth is offered via gas central heating and the windows are double glazed throughout.

To the front of the property there is an area of lawn along with off street parking. To the rear there is an easily maintained, fully enclosed garden- ideal for relaxing and entertaining during the summer months.

Early viewing is essential to fully appreciate what this lovely home has to offer.

Perth is a scenic city on the banks of the River Tay offering the perfect location for many leisure pursuits along with a wide range of businesses, shopping and leisure amenities including the Theatre and Concert Hall, cinema and main bus and railway stations. Access to the outer ring motorway network is just a short drive away at Broxden, where there is a Park and Ride service, providing easy commuting to all major cities and airports in the central belt and north.

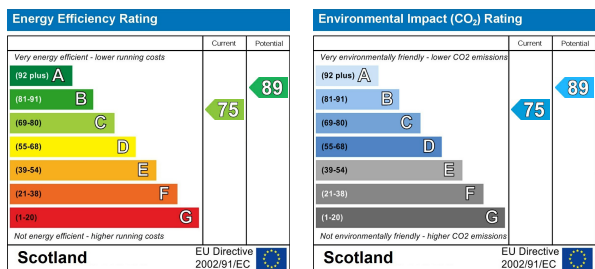
- 2 Bedrooms
- Perfect First Time Buy
- Double Glazing
- Move In Condition
- Off Street Parking
- Sought After Location



23, Matthews Drive Perth, PH1 2UR

FLOOR 1 30.5 m² (329 sq.ft.) FLOOR 2 30.5 m² (329 sq.ft.)
GROSS INTERNAL AREA
TOTAL: 61.1 m² (657 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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