

Simple Approach



29 Matthews Drive, Perth
PH1 2UR

Offers over £199,950

Simple Approach are delighted to welcome this beautifully presented, semi detached house on Matthews Drive to the Perthshire residential market. Enjoying a good aspect within the popular modern development of Tulloch this fantastic property could not be better situated for its quick access to Perth City Centre as well as to all shopping and businesses found in the Inveralmond Industrial Estate set just minutes away, without compromising the benefits of a peaceful family friendly location.

This lovely home is set over two floors and has been tastefully decorated throughout, comprising a welcoming entrance into a bright front facing lounge / open plan dining area and a contemporary fitted kitchen. Upstairs the property enjoys three bedrooms all with useful fitted storage space and a chic family bathroom.

This property due to its excellent condition and desirable location lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or growing family looking for a home which offers sought-after features such as gas central heating, double glazing, well maintained gardens to the front and rear and a large private driveway - all of which can only be appreciated by viewing.

Lounge (Open Plan)

13'1" x 15'7" (4.0 x 4.75)

6'8" x 6'4" (2.04 x 1.95)

Dining Area (Open Plan)

8'0" x 9'3" (2.45 x 2.82)

Kitchen

9'6" x 7'3" (2.92 x 2.23)

Bedroom One

9'0" x 10'1" (2.75 x 3.09)

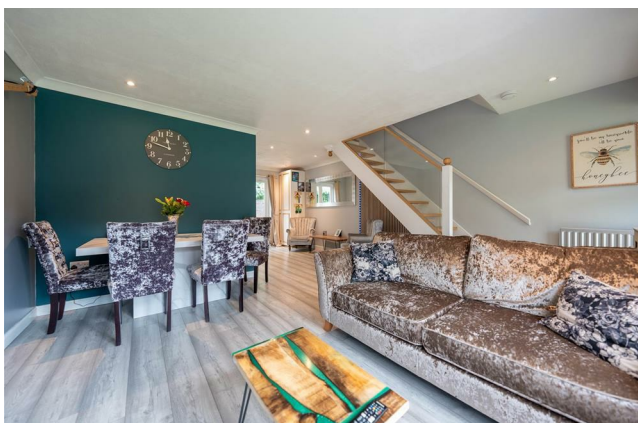
Bedroom Two

10'0" x 6'8" (3.05 x 2.05)

Bedroom Three

6'10" x 8'8" (2.10 x 2.65)

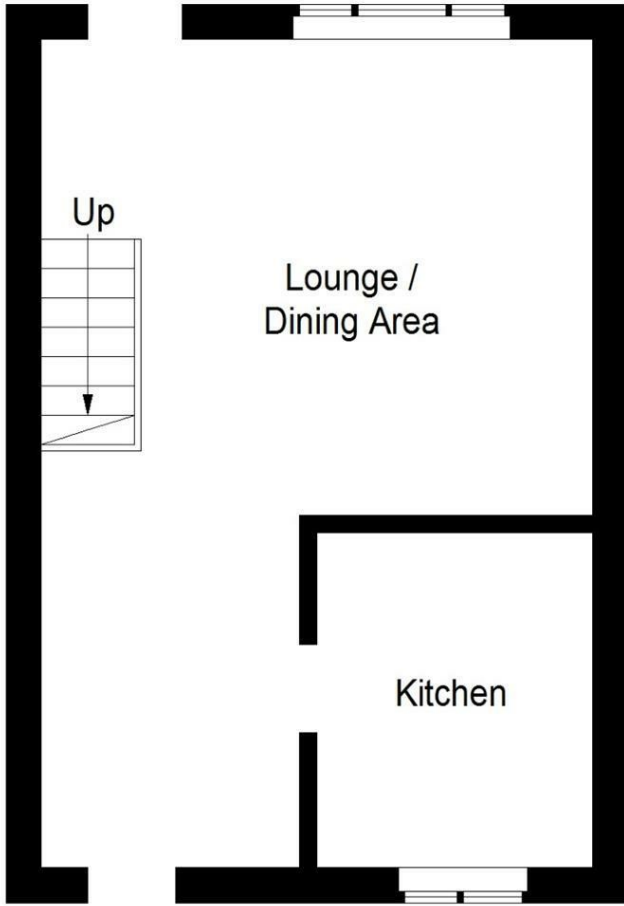
Bathroom



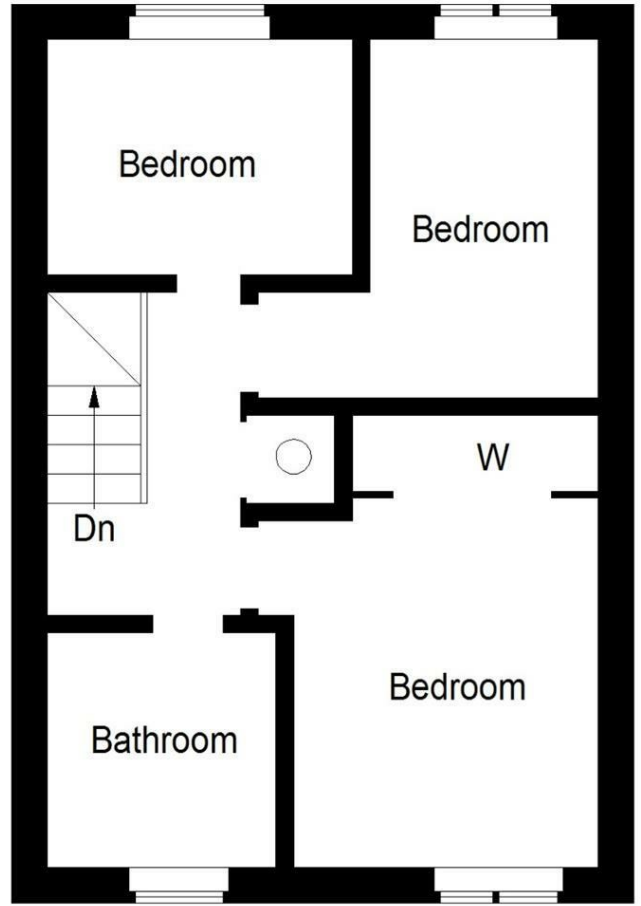


- Semi Detached House
- Open Plan Lounge / Dining Area
- Private Driveway
- Contemporary Interior Throughout
- Stylish Fitted Kitchen
- Gas Central Heating & Double Glazing
- Three Bedrooms
- Fully Enclosed Private Rear Garden

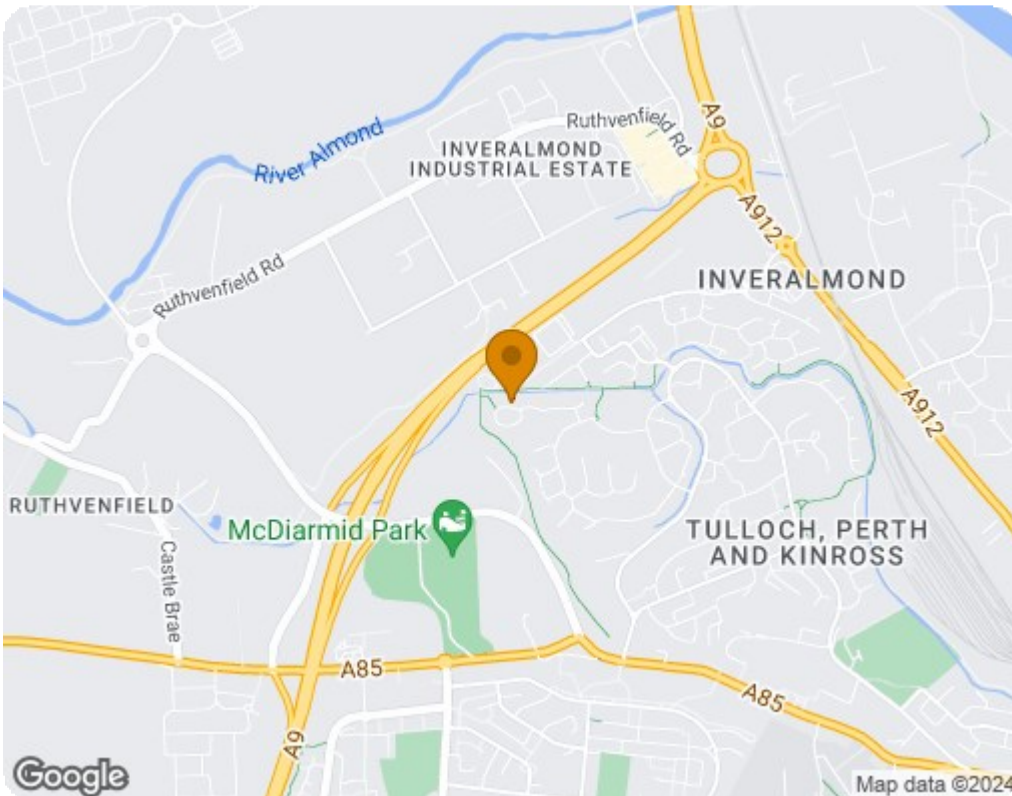




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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		88
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
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