

Simple Approach



Estate Agents



**78 Matthews Drive, Perth  
PH1 2UR**

**Offers over £148,950**



Simple approach are excited to welcome this home set on Matthews Drive, Perth to the residential sales market, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families, the property is situated in a family-friendly neighbourhood and close to all local amenities.

As you enter the home, you will find an entrance hallway, bright lounge and a sizable kitchen with ample room to dine, On the upper floor this property enjoys two double bedroom with fitted storage and a bathroom with shower over bath facility.

Externally this property has a private rear garden, providing outdoor space for children to play or for adults to unwind, the garden is perfect for summer barbecues. Additionally, the driveway offers convenient off-street parking.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to secure a lovely home in a sought-after location. Do not miss the chance to make this charming house your own.

### Lounge

10'6" x 13'5" (3.21 x 4.09)

### Kitchen

9'10" x 13'8" (3.01 x 4.17)

### Bedroom One

10'6" x 10'9" (3.21 x 3.30)

### Bedroom Two

10'2" x 8'7" (3.12 x 2.63)

### Family Bathroom

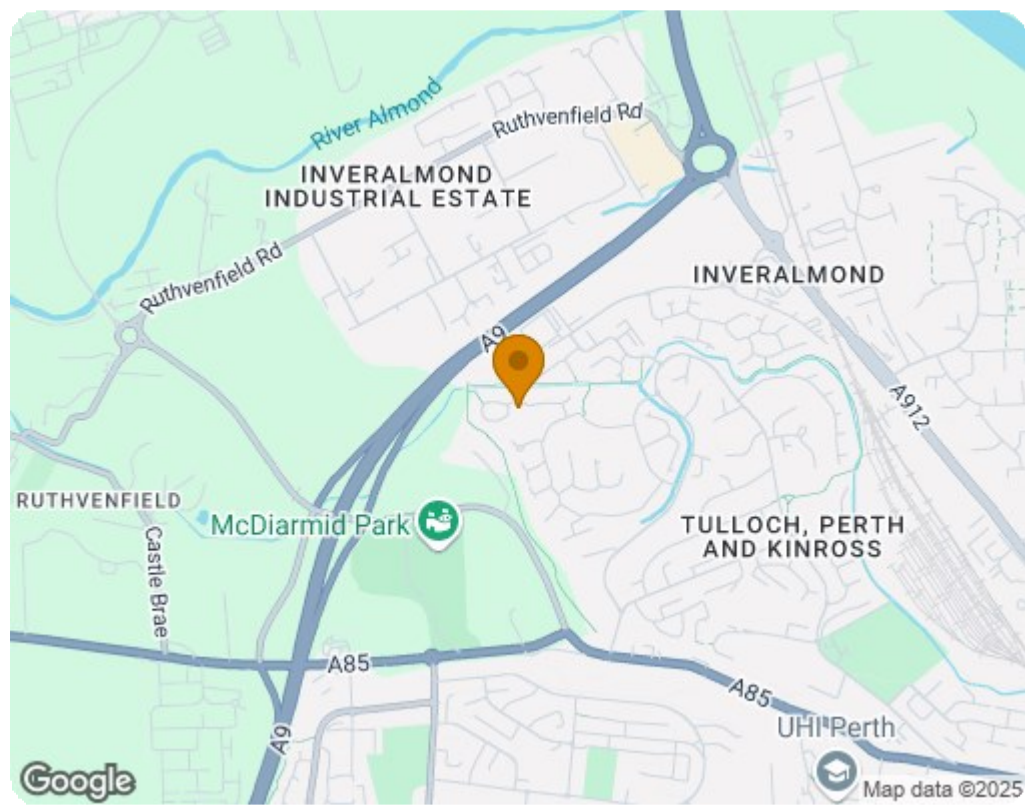
10'7" x 4'10" (3.25 x 1.48)





- Two Bedroom, Semi-Detached House
- Family Friendly Location
- Gas Central Heating And Double Glazing
- Close To All Local Amenities
- Private Driveway And Rear Garden
- Two Double Bedrooms With Fitted Storage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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		
ScotlandEU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		91
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
ScotlandEU Directive 2002/91/EC		