



**55 Matthews Drive, Perth
PH1 2UR**
Offers over £198,950

This well-presented semi-detached house on Matthews Drive, Perth offers spacious and comfortable living across two floors, making it an excellent choice for families or those seeking a generous home in a desirable location. The ground floor features a bright and welcoming lounge, providing a relaxing space filled with natural light. A well-equipped kitchen sits alongside a separate dining room, creating a practical and sociable layout ideal for both everyday living and entertaining. Upstairs, the property benefits from three good-sized bedrooms, offering flexibility for family use, guest accommodation, or home office space. A family bathroom completes the upper level. Additional features include gas central heating and double glazing, ensuring year-round comfort and energy efficiency. Externally, the house boasts a private driveway providing off-street parking and a private rear garden. With its spacious interior, modern conveniences, and attractive setting, this property represents a superb opportunity to acquire a quality home in Perth. Viewing is essential to appreciate all that Matthews Drive, Perth has to offer.

Lounge

12'4" x 13'7" (3.76 x 4.15)

6'6" x 6'2" (1.99 x 1.88)

Dining Room

8'1" x 10'11" (2.47 x 3.34)

Kitchen

7'2" x 10'11" (2.19 x 3.33)

Bedroom One

9'0" x 12'11" (2.76 x 3.96)

Bedroom Two

8'9" x 9'4" (2.67 x 2.87)

Bedroom Three

7'2" x 10'0" (2.19 x 3.07)

Bathroom





- Semi Detached House
- Bright Lounge
- Gas Central Heating & Double Glazing

- Three Bedrooms
- Dining Room
- Private Rear Garden

- Highly Sought After Location
- Private Driveway
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!



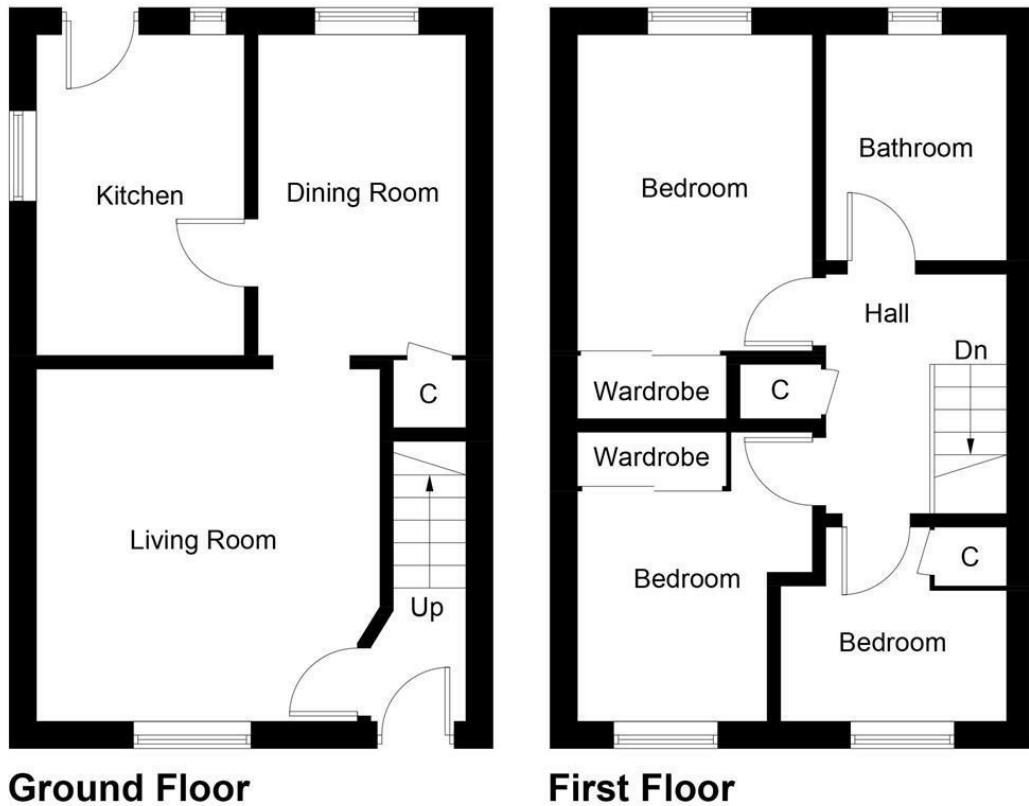
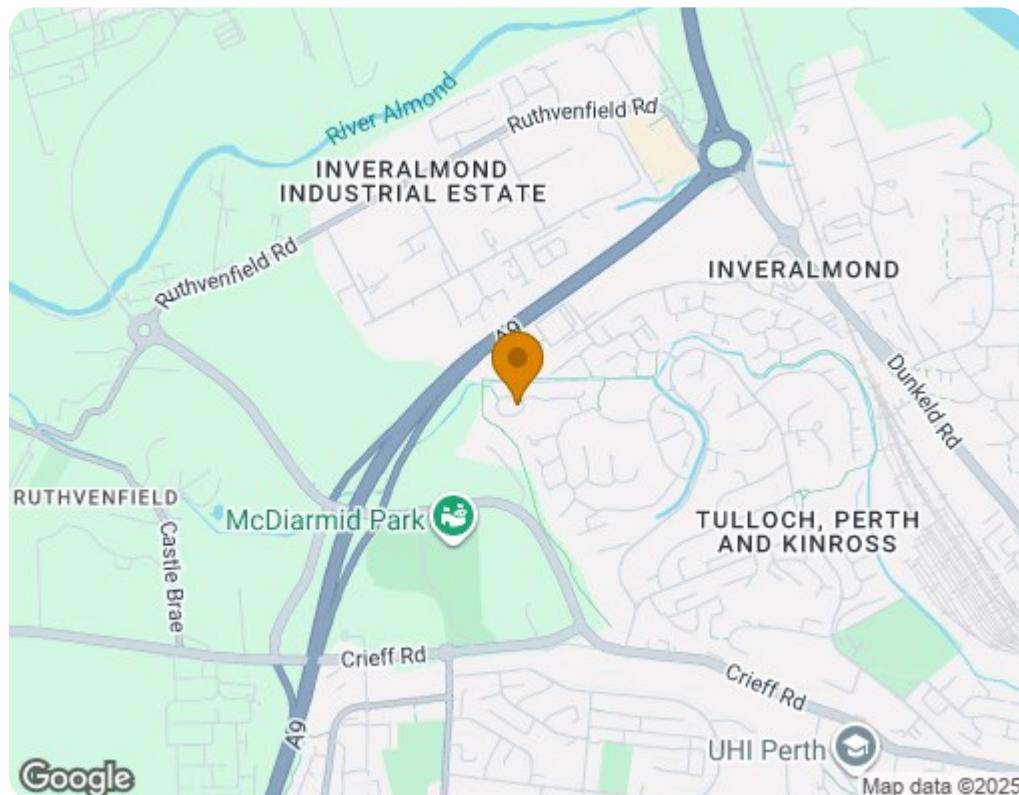


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1237775)



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