

Simple Approach



**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**



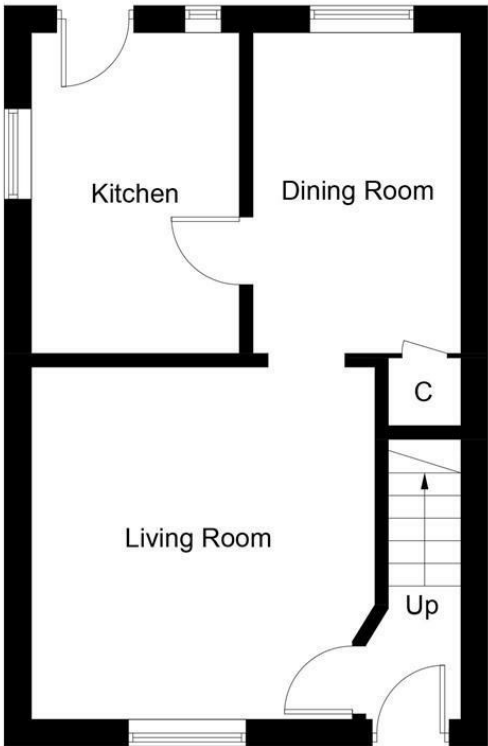




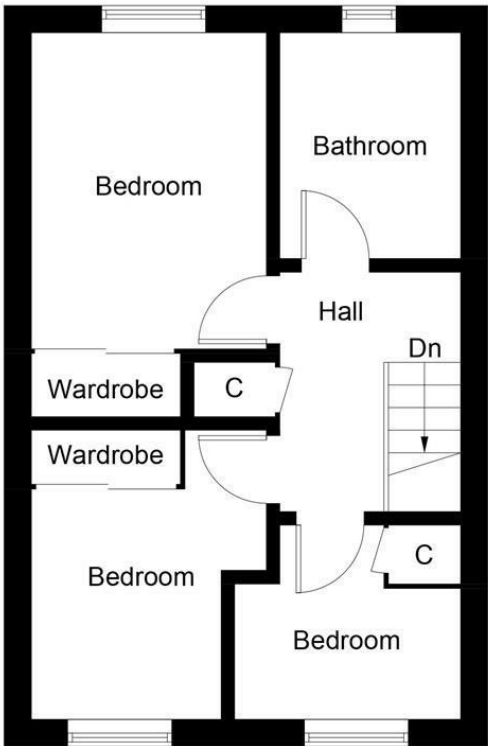
- Semi Detached House
- Bright Lounge
- Gas Central Heating & Double Glazing
- Three Bedrooms
- Dining Room
- Private Rear Garden
- Highly Sought After Location
- Private Driveway
- Think this might be the property for you? Contact our mortgage team to discuss your options — we have appointments available today!





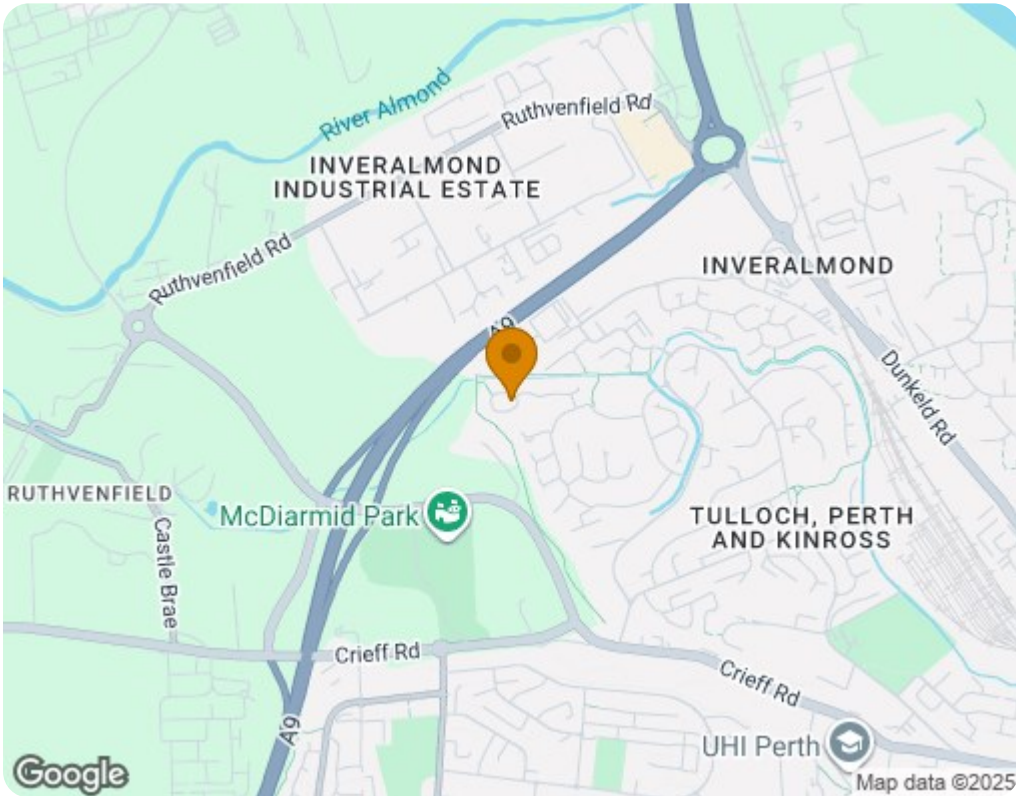


Ground Floor



First Floor

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	70	79
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland EU Directive 2002/91/EC		