



**Premier  
Properties**  
Perth



## 19 Matthews Drive, Perth, PH1 2UR Offers Over £168,000



This beautiful family home is set across two levels and offers bright & spacious accommodation throughout. Upon entering, the welcoming lounge provides the ideal space for relaxation or entertaining guests. This room provides access to the dining kitchen - a bright, modern space offering ample storage & access to the rear garden. The second floor offers two well proportioned bedrooms, one with fitted wardrobes along with the modern family bathroom, completing the home. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively.

Gas central heating and double glazing ensures warmth and comfort.

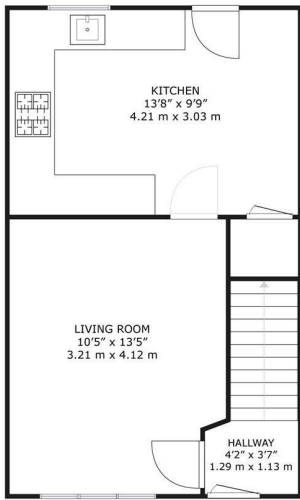
Externally, there is garden ground to the front, side & rear of the property. There is also the convenience of off street parking to the front while the private rear garden provides a tranquil space to relax and enjoy the finer weather.

This property offers a sense of privacy while still being part of a friendly neighbourhood. 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.

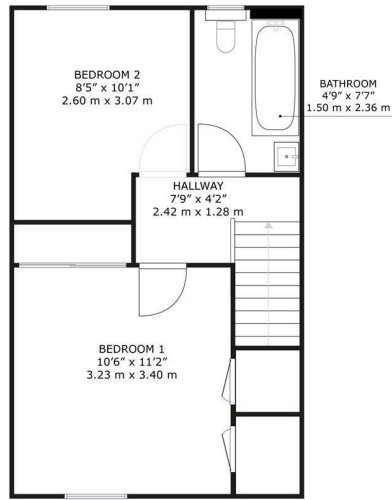
Viewing is highly recommended to fully appreciate what this lovely home has to offer.

- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Sough-After Area
- Close To Local Amenities
- Immaculate Condition





GROUND FLOOR



FIRST FLOOR

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

GROSS INTERNAL AREA  
 GROUND FLOOR : 315 sq. ft./29.3 m<sup>2</sup>, FIRST FLOOR : 292 sq. ft./27.1 m<sup>2</sup>  
 TOTAL : 607 sq. ft./56.4 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		77	82
		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			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		80	81
		EU Directive 2002/91/EC	



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.