



## 36 Matthews Drive, Perth, PH1 2UR

Offers Over £199,950



This lovely family home is set across two levels and offers bright & spacious accommodation throughout comprising: Ground Floor: Welcoming hall, bright lounge leading through to the fully fitted modern kitchen & dining area which has French doors providing access to the rear garden. White goods are included in the sale along with the lounge and dining room shelving.

First Floor: Landing, main bedroom with a further two bedrooms and modern family shower room with WC.

Warmth is offered via gas central heating and the windows are double glazed throughout. The property further benefits from having solar panels on both the front and rear of the roof.

To the front of the property there is an area of lawn along with a driveway providing off street parking. To the rear there is an easily maintained, fully enclosed garden with decking area – ideal for relaxing and entertaining during the summer months. There is also a timber shed and a summer house located in the garden which is fully fitted with power, heating and internet connection – ideal for home workers.

Early viewing is essential to fully appreciate what this lovely home has to offer.

Perth is a scenic city on the banks of the River Tay offering the perfect location for many leisure pursuits along with a wide range of businesses, shopping and leisure amenities including the Theatre and Concert Hall, cinema and main bus and railway stations. 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.

- 3 Bedrooms
- Decking Area
- Double Glazing
- Gas Central Heating
- Move in Condition



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GROSS INTERNAL AREA  
FLOOR 1 33.1 m<sup>2</sup> 358 sq.ft FLOOR 2 32.9 m<sup>2</sup> 354 sq.ft  
EXCLUDED AREAS : PATIO 19.0 m<sup>2</sup>; 204 sq.ft VERANDA 1.9 m<sup>2</sup>; 20 sq.ft  
TOTAL : 66.0 m<sup>2</sup>; 710 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs (F2 plus)	A
(B1-B1)	B
(B9-B0)	C
(S5-S4)	D
(S9-S4)	E
(Z1-Z8)	F
(T1-T8)	G
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (F2 plus)	A
(B1-B1)	B
(B9-B0)	C
(S5-S4)	D
(S9-S4)	E
(Z1-Z8)	F
(T1-T8)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Scotland	EU Directive 2002/91/EC



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