

Simple Approach



**15 Matthews Drive, Perth
Perthshire PH1 2UR**

Offers over £134,950

Simple Approach are delighted to welcome this beautifully presented semi-detached house on Matthews Drive to the residential market. Enjoying a good aspect within the popular modern development of Tulloch this fantastic property could not be better situated for its quick access to Perth City Centre as well as to all shopping and businesses found in the Inveralmond Industrial Estate set just minutes away, without compromising the benefits of a peaceful family friendly location. This beautiful home is set over two floors and has been tastefully-decorated throughout, comprising a bright, front-facing lounge, a modern fitted kitchen, two double bedrooms and a fresh modern white bathroom with shower over bath facility. This property due to its excellent condition and desirable location lends itself to a wide range of buyers and would be the perfect purchase for any first time buyer or growing family looking for a home which offers sought-after features such as gas central heating, double glazing and well maintained gardens to the front and rear- all of which can only be appreciated by viewing.

Lounge

13'2" x 7'4" (4.02 x 2.25)

Kitchen

8'0" x 11'11" (2.44 x 3.64)

Bedroom 1

11'1" x 5'6" (3.39 x 1.69)

Bedroom 2

10'0" x 8'9" (3.07 x 2.67)

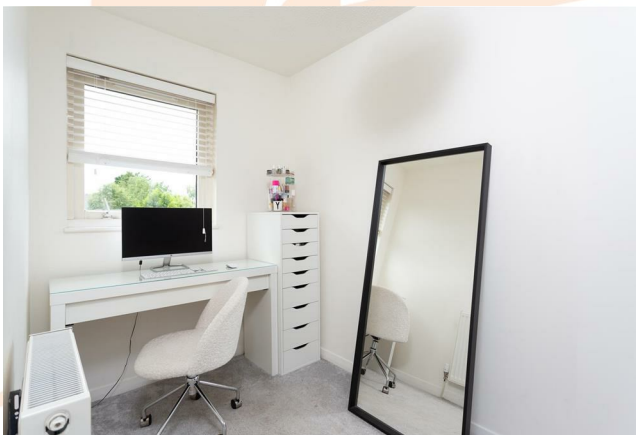
Bathroom

5'6" x 6'2" (1.68 x 1.88)

Location

This property could not be better situated for its locality to

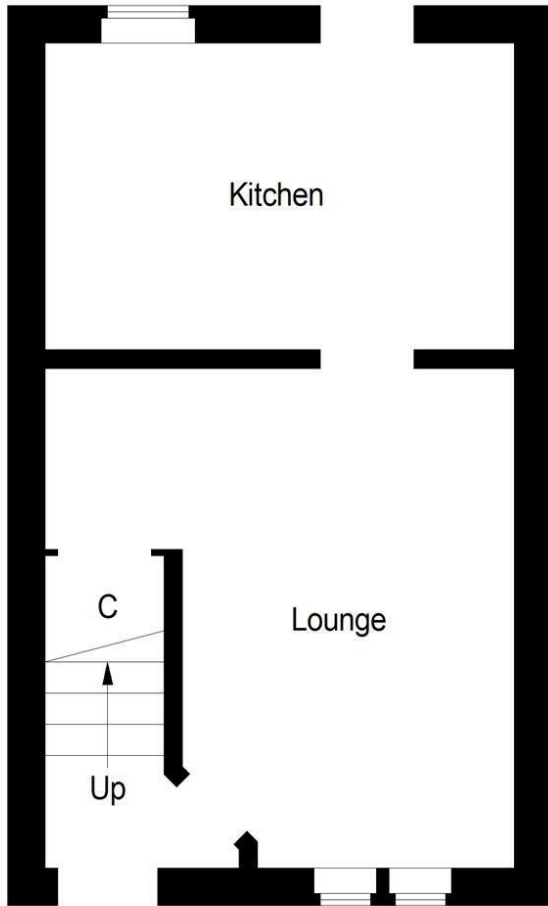
nearby amenities including all businesses and shopping found in the Inveralmond Industrial Estate, as well as being a short drive away from a Tesco Supermarket on Crieff Road. There is a nearby bus route that runs regularly and allows quick access into Perth City Centre for all local amenities and further High Street shopping. For the commuter this property is ideally placed as both the Broxden & Inverlamond roundabouts are within short driving distance, providing quick motorway links to larger cities such as Dundee, Edinburgh, Inverness & Glasgow.



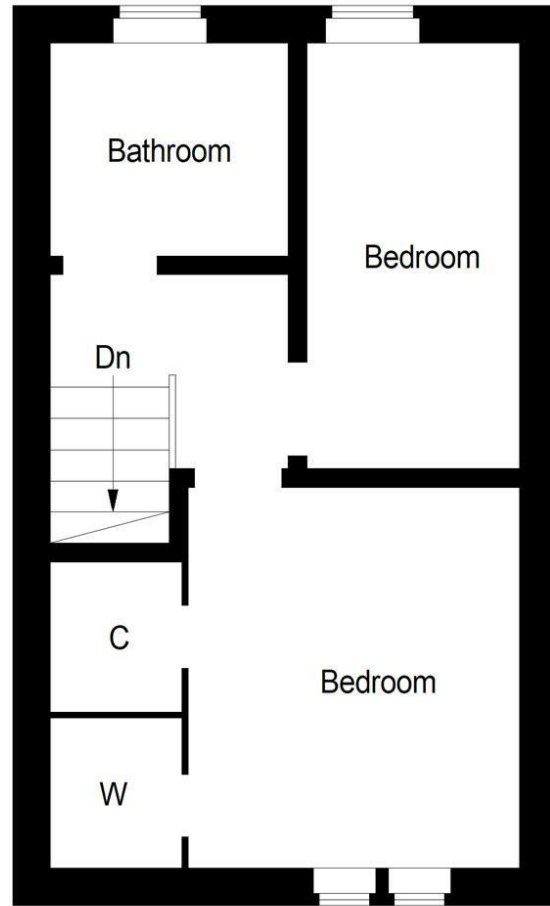


- Great Family Home
- 2 Double Bedrooms
- Close To All Local Amenities
- Move-in Condition Throughout
- Gas Central Heating
- Enclosed Rear Garden With Indian Sandstone Patio
- Double Glazing





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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