

Simple Approach



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

Offers over £139,950

Simple Approach are delighted to welcome this beautifully presented end terraced house on Matthews Drive to the residential market. Enjoying a good-sized corner 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 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 recently redecorated 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.

Kitchen

6'5" x 10'5" (1.97 x 3.18)

Living Room

12'10" x 13'3" (3.92 x 4.05)

Master Bedroom

12'11" x 10'6" (3.94 x 3.21)

Bedroom 2

7'3" x 11'2" (2.23 x 3.41)

Bathroom

4'9" x 8'3" (1.46 x 2.52)

External

Externally this property benefits from being set on a corner plot enjoying one of the cornered positions within the street. There is a very well maintained garden to both the front and rear, with a lovely lawn, a paved pathway to

the front providing a lovely welcome from the outset. To the rear the garden is fully enclosed and has been landscaped with a lovely decking area for enjoy the warm summer nights.

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.

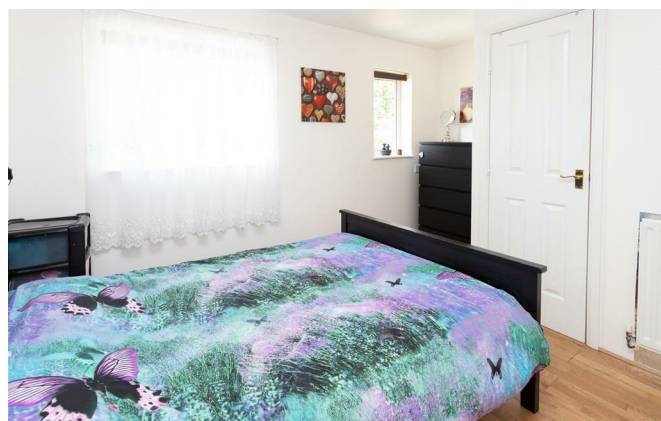


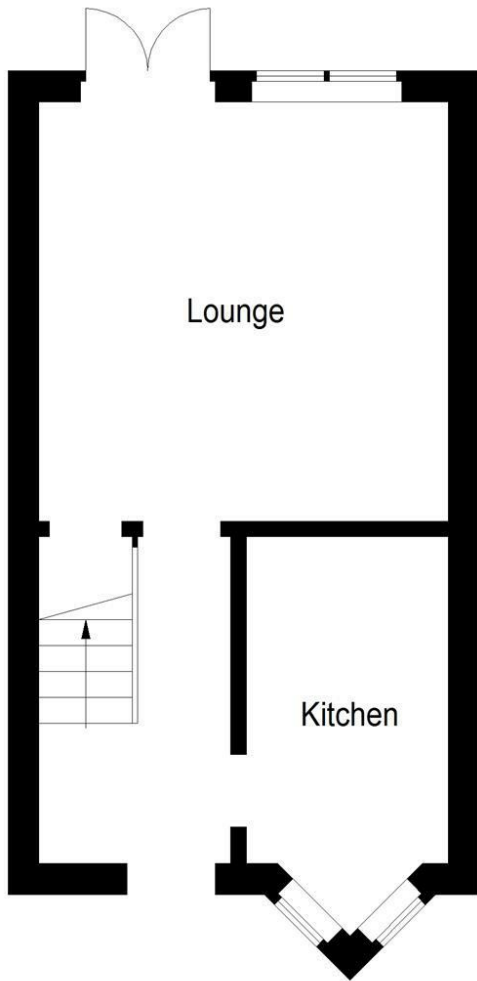


- Great Family Home
- 2 Double Bedrooms
- Close To All Local Amenities

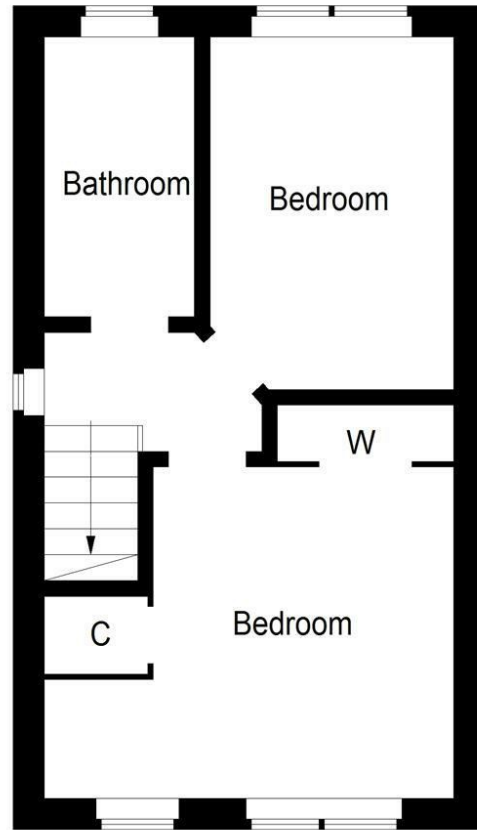
- Move-in Condition Throughout
- Gas Central Heating
- ***** CLOSING DATE SET
FRIDAY 12 NOON*****

- Enclosed Rear Garden
- Double Glazing

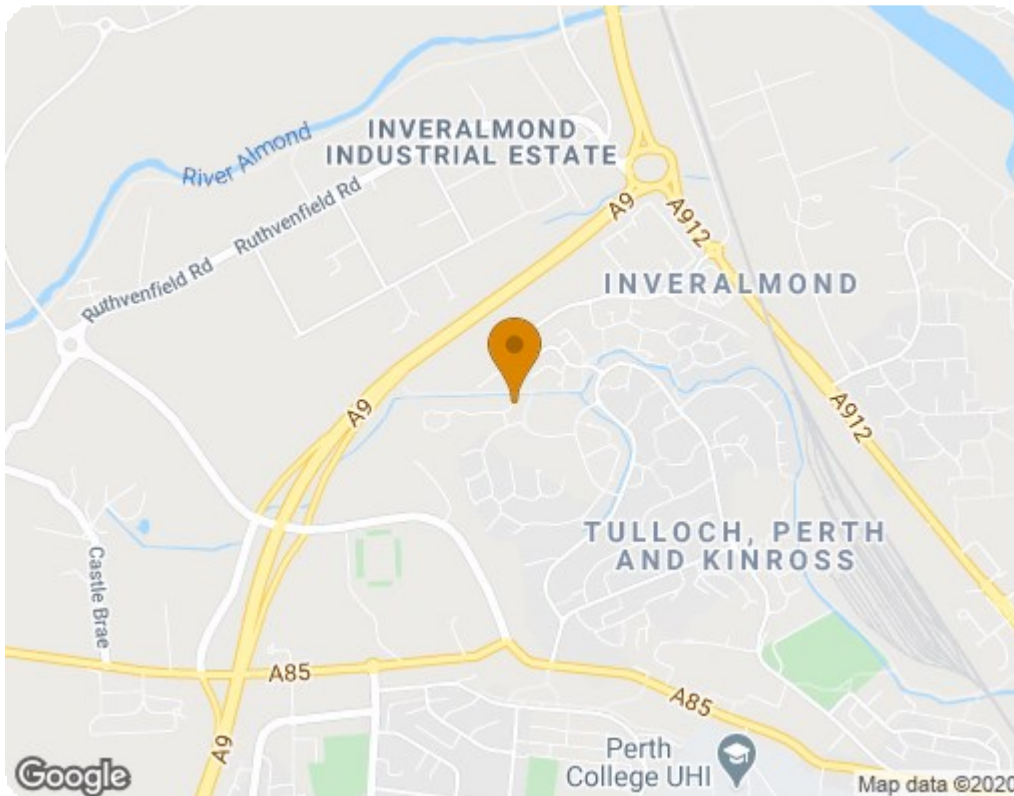




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Scotland		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
Scotland		