

Simple Approach



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

**Offers over £159,950**

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, a conservatory, two generous bedrooms both with fitted wardrobe space and a fresh white shower room. 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 small family looking for a home which offers sought-after features such as gas central heating, double glazing and well maintained private rear garden, all of which can only be appreciated by viewing.

**Lounge**

13'0" x 10'3" (3.98 x 3.13)

**Kitchen**

9'5" x 13'3" (2.89 x 4.05)

**Conservatory**

10'7" x 11'6" (3.23 x 3.53)

**Bedroom**

10'4" x 10'2" (3.16 x 3.11)

**Bedroom**

7'5" x 8'2" (2.28 x 2.51)

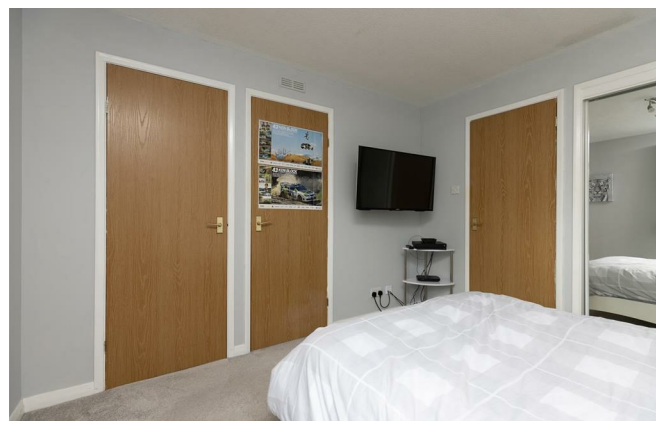
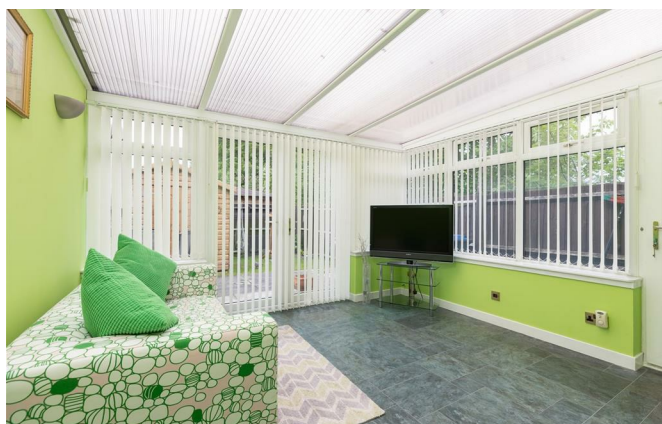
**Bathroom**

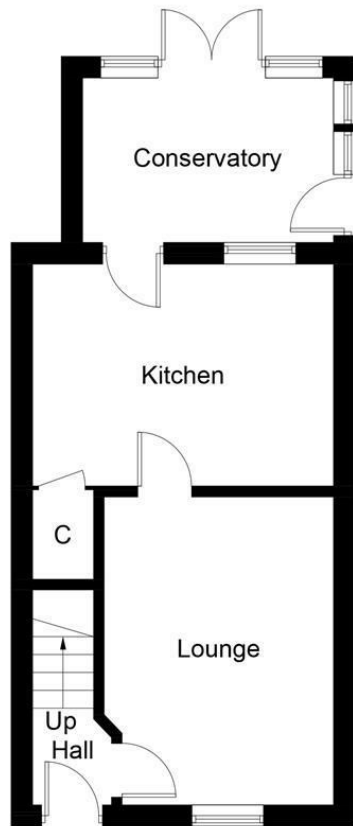
7'5" x 4'6" (2.27 x 1.38)



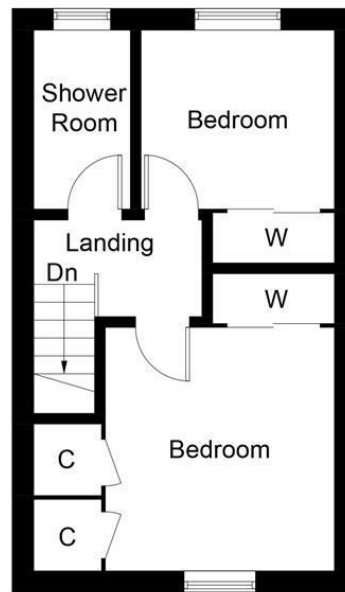


- Beautifully Presented Semi Detached House
- Modern Fitted Kitcehn
- Gas Central Heating & Double Glazing
- Shed Not Included Could Be Purchased By Seperate Negotiation
- Two Generous Bedrooms With Fitted Wardrobes
- Conservatory With External Night Time Lighting
- Highly Desirable Location
- Bright & Spacious Lounge
- Private Fully Enclosed Rear Garden
- Private Residential Parking



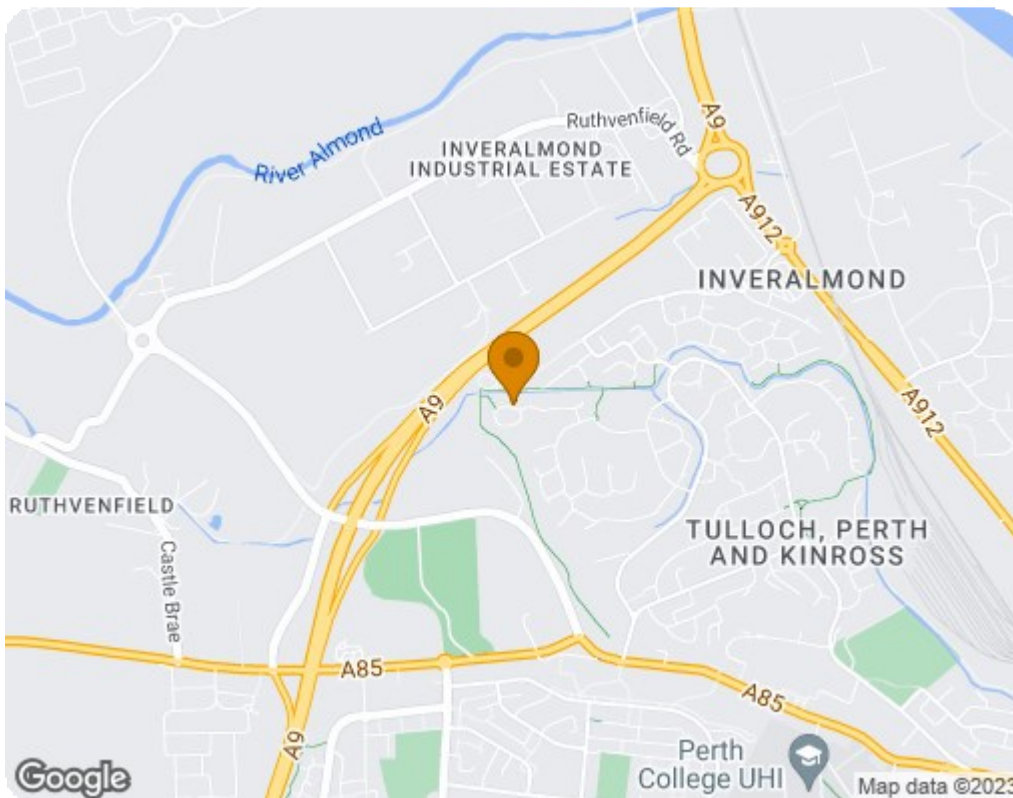


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970158)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		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) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	