



**Premier  
Properties**  
Perth



## 76 Matthews Drive, Perth, PH1 2UR

### Offers Over £149,995



This home is set across two levels and offers bright & spacious accommodation throughout. Upon entering, you are welcomed into the lounge, an ideal space for relaxation or entertaining guests. This room provides access to the dining kitchen. The second floor offers two well proportioned bedrooms 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.

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

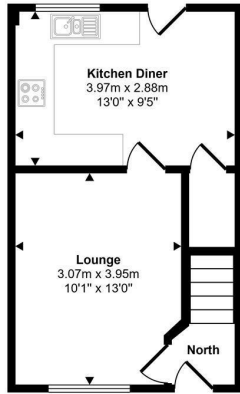
This property offers a sense of privacy while still being part of a friendly neighbourhood. Access to the outer ring motorway network is just a short drive away at Broxden, where there is a Park and Ride service, providing easy commuting to all major cities and airports in the central belt and north.

Whether you are a first-time buyer or seeking a rental opportunity, this residence is well worth considering.

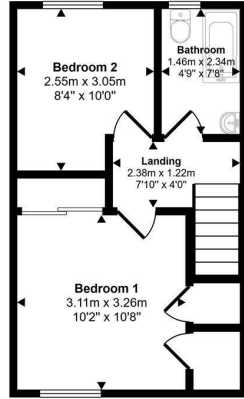
- 2 bedrooms
- 1 bathroom
- Semi-detached house
- Sought-after location
- Close to local amenities
- Easy access to transport links
- Ideal for small families
- Quiet residential area
- Viewing recommended
- Gas central heating



Approx Gross Internal Area  
58 sq m / 622 sq ft



Ground Floor  
Approx 28 sq m / 303 sq ft



First Floor  
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
<b>70</b>	<b>79</b>
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</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	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<b>75</b>	<b>81</b>
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</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	
Scotland EU Directive 2002/91/EC	



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