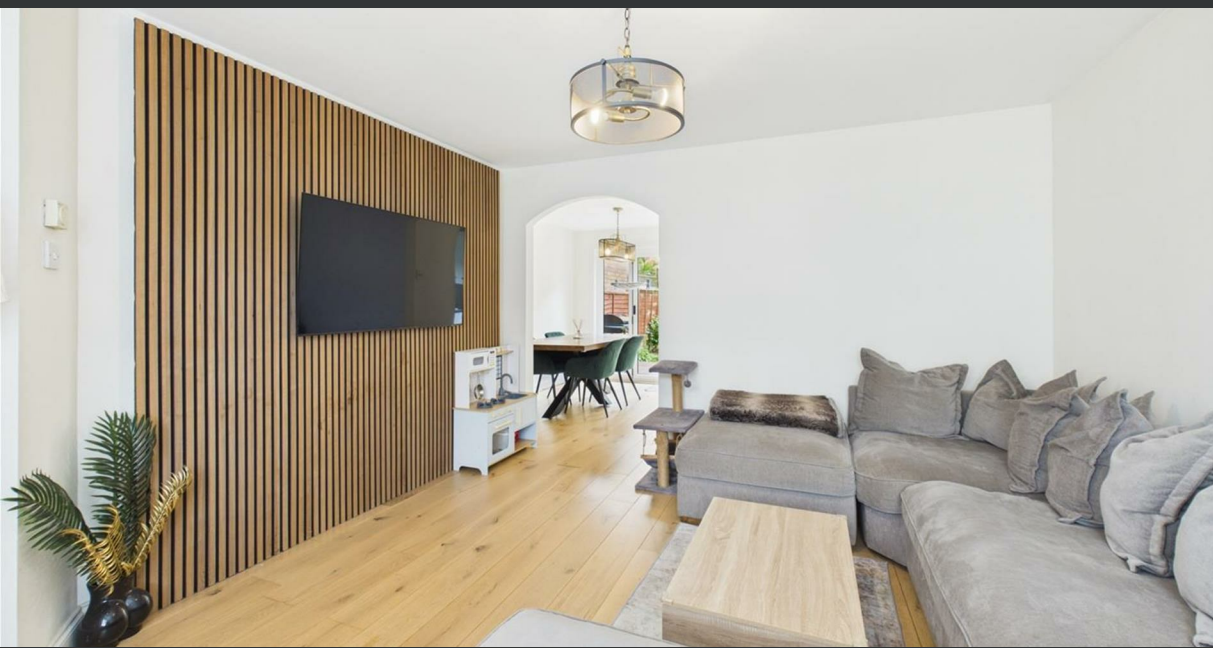




50 Matthews Drive, Perth, PH1 2UR  
Offers over £220,000

 3  1  1  C



# 50 Mathews Drive Perth, PH1 2UR

Offers over £220,000

- Beautifully presented semi-detached home
- Bright contemporary interiors throughout
- Modern fitted kitchen
- Stylish family bathroom upstairs
- Driveway parking and outdoor storage
- Three well-proportioned bedrooms
- Spacious living room with feature wall
- Dining room with French doors
- Private enclosed rear garden
- Convenient Perth location near amenities

Located within a popular residential area of Perth, 50 Mathews Drive is a beautifully presented three-bedroom semi-detached home offering stylish, move-in ready accommodation ideally suited to first-time buyers, young families, or downsizers.

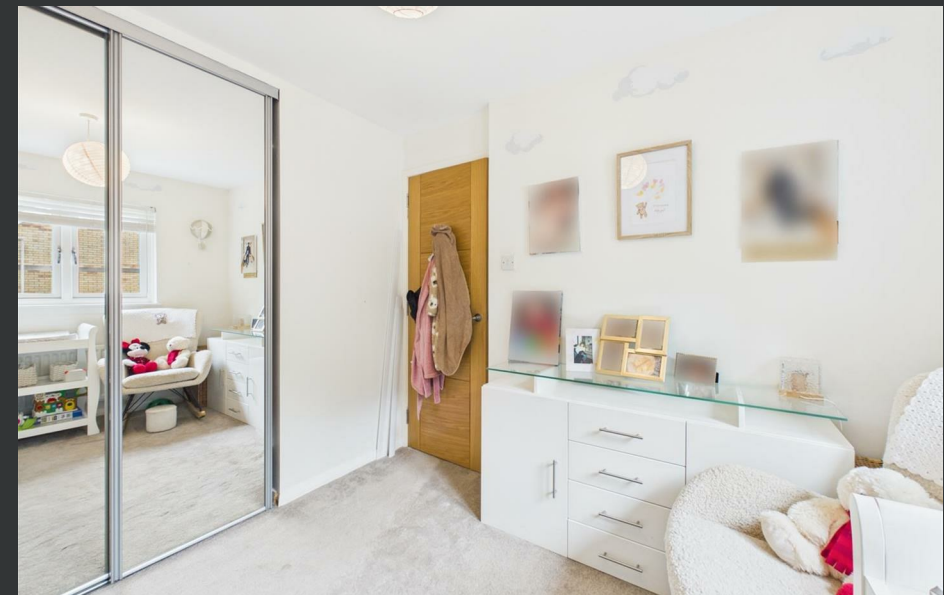
The property features a bright and welcoming living room with contemporary wood-panel detailing, leading through to a spacious dining area with French doors opening onto the rear garden. The modern kitchen is fitted with sleek units, quality worktops, and integrated space for everyday appliances. Upstairs, there are three comfortable bedrooms, including an attractive principal bedroom, alongside a modern family bathroom finished in neutral tones. The interiors throughout are fresh, contemporary, and well maintained, creating a home ready for immediate occupation. Externally, the property benefits from a private driveway, enclosed rear garden, timber decking, and useful outdoor storage. Conveniently located close to local schooling, amenities, transport links, and Perth city centre, this appealing home combines comfortable living space with a highly convenient setting, making it an excellent opportunity within a sought-after residential development. Further benefits include double glazing, gas central heating, generous storage throughout, and a peaceful position within an established development popular with commuters travelling across Perthshire and beyond daily.

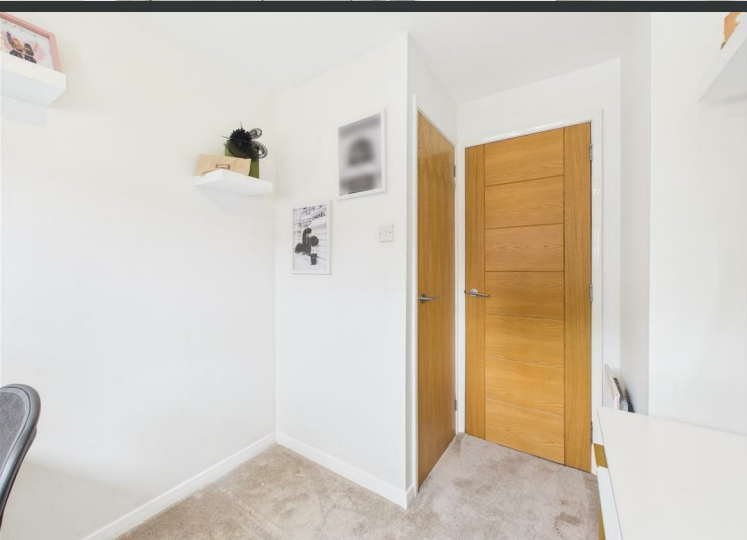




## Location

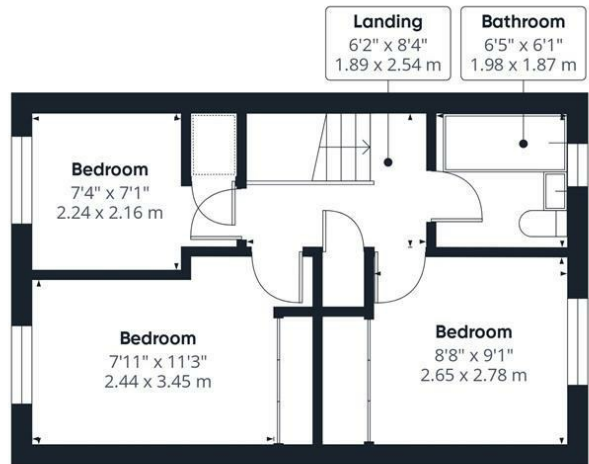
Mathews Drive is situated within a popular and family-friendly residential area of Perth, offering excellent access to local amenities, schooling, and transport connections. Nearby facilities include supermarkets, parks, leisure amenities, and convenient public transport routes into Perth city centre. The location is ideal for commuters, with straightforward access to the A9 linking to Dundee, Edinburgh, Inverness, and Stirling. Perth itself provides a wide range of shopping, dining, and cultural attractions alongside excellent recreational opportunities. Surrounded by beautiful Perthshire countryside, the area successfully combines modern convenience with access to outdoor pursuits and scenic walks throughout the year for residents and visitors.







Ground floor



Floor 1



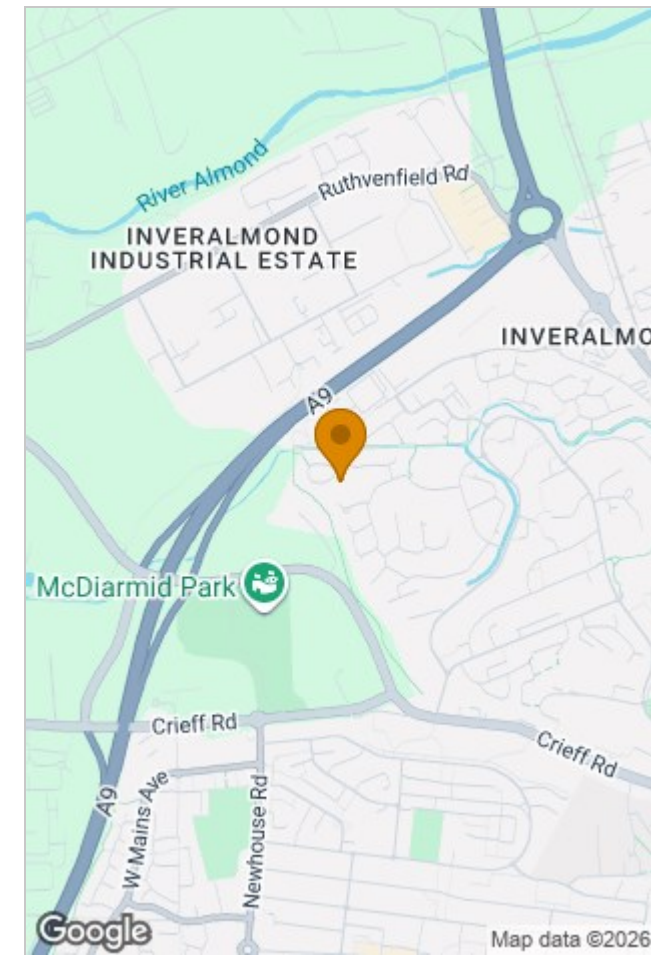
Approximate total area<sup>1)</sup>

721 ft<sup>2</sup>  
67 m<sup>2</sup>

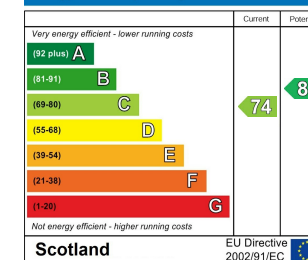
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

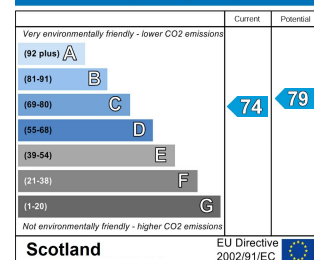
GIRAFFE360



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



## Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

