

# Buy your next home with Next Home

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71 Matthews Drive, Perth, PH1 2UR

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**NEXT HOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home



71 Matthews Drive, Perth, PH1 2UR

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Matthews Drive, Perth, PH1 2UR.

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offering an unbeatable service 7 days a  
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We have the largest sales team in  
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# About the Area

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Perth boasts numerous High Street shops and businesses, cafe quarter, restaurants, cinema, theatre, conference centre, leisure facilities, railway station, hospital, doctors' surgeries, dentists, primary and secondary schools which are all within close proximity.

Perth is a scenic city on the banks of the River Tay and caters for easy commuting to all major cities within the central belt of Scotland.



# Property Summary

A fantastic opportunity to acquire this beautifully maintained two-bedroom semi-detached property, situated in a highly sought-after residential area.

Immaculately presented throughout, the home offers well-proportioned accommodation, ideal for first-time buyers, downsizers, or investors.

The ground floor features a hall; welcoming lounge with understairs cupboard and a modern, well-equipped kitchen with appliances and door to the beautiful rear garden. On the first floor there are two bedrooms, both with storage and a contemporary shower room with white suite.

There is double glazing and gas central heating throughout.

Externally, the property boasts a lovely natural garden, offering a private and peaceful outdoor space with mature planting attracting butterflies and bees. Summer house with adjacent storage. Further benefits include off-road parking and excellent access to local amenities, schools, and transport links.



# Key property features

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- ✓ Semi Detached Villa
- ✓ Lounge
- ✓ Kitchen/Diner
- ✓ 2 Bedrooms
- ✓ Shower Room
- ✓ Double Glazing & Gas Central Heating
- ✓ Beautiful garden grounds
- ✓ Summerhouse
- ✓ Popular Residential Area
- ✓ Close to amenities









# Have a property to sell?

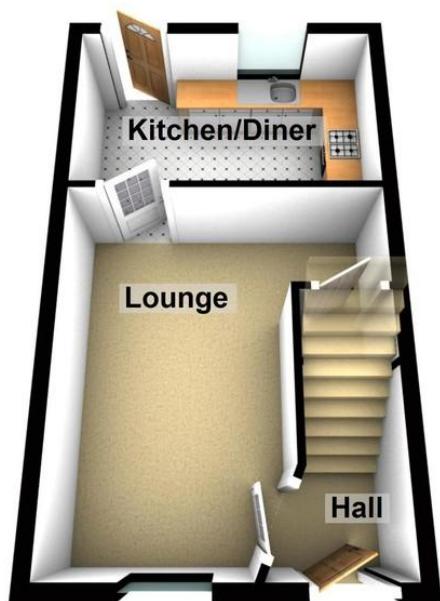
An expert from our local branch will provide you with the most accurate valuation.



# Floorplans

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**Ground Floor**



**First Floor**



# Property Room Sizes

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## HALL

4' 3" x 3' 1" (1.3m x 0.94m)

## LOUNGE

13' 0" x 12' 2" (3.96m x 3.71m)

## KITCHEN/DINER

11' 11" x 8' 0" (3.63m x 2.44m)

## BEDROOM

10' 0" x 8' 9" (3.05m x 2.67m)

## BEDROOM

9' 2" x 5' 6" (2.79m x 1.68m)

## SHOWER ROOM

6' 6" x 5' 5" (1.98m x 1.65m)

## LANDING

6' 3" x 5' 4" (1.91m x 1.63m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff..... 01764 65 00 44

211 High Street, Auchterarder..... 01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

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