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Leading Perthshire Estate Agency

71 Matthews Drive, Perth, PH1 2UR

Offers Over £160,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

71 Matthews Drive, Perth, PH1 2UR

Many thanks for your interest with 71 Matthews Drive, Perth, PH1 2UR.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

About the Area

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

- ✓ 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









An aerial photograph of a suburban residential neighborhood, featuring rows of houses with red brick walls and grey tiled roofs. The houses are interspersed with green lawns and some have small garden sheds or patios. The entire image is covered with a semi-transparent blue filter. The text is overlaid on the upper half of the image.

Have a property to sell?

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

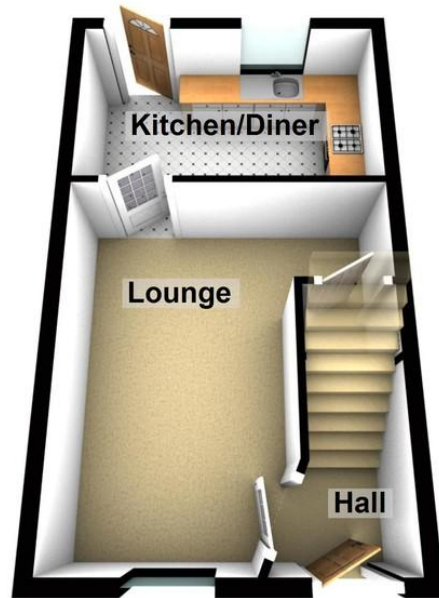


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Floorplans

Ground Floor



First Floor



Property Room Sizes

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.



TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

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

For more information about Next Home and our services please visit www.nexthomeonline.co.uk

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