

2 Norie Terrace, Perth PH1 1HL

Offers Over £220,000

**JAMESON
+ MACKAY**
SOLICITORS AND ESTATE AGENTS



**3 Bedroom - 2 Shower rooms -
Separate Living Room & Dining Room**

Set in the highly sought-after area of Cherrybank, this spacious semi-detached family home offers an excellent opportunity for comfortable living in a prime location. Surrounded by nearby amenities—including nurseries, primary, and secondary schools within walking distance—plus convenient access to Perth City Centre via regular bus services, this property combines practicality with convenience.

A grand, welcoming entrance vestibule leads to a spacious lounge and a sizeable separate dining room, perfect for family gatherings. The fitted kitchen provides ample space for appliances and meal preparation.

From here, you can access the sun-filled private rear garden—ideal for outdoor entertaining. The ground level also features a modern shower room with WC and direct access to the single garage through the sunroom.

Upstairs, you'll find three double bedrooms, two of which benefit from large walk-in storage closets, providing plenty of storage space. A family shower room completes the upper level, offering convenience for family living.

The beautifully maintained, low-maintenance rear garden is fully fenced and receives all-day sunshine—ideal for outdoor relaxation. The property is equipped with a driveway and single garage, meeting all vehicular needs.

This versatile home, with some modernisation throughout, has the potential to become a lovely family residence. We are confident it will appeal to a wide range of buyers seeking a spacious, well-located family home.

* EPC Rating: D

* Council Tax: Band: E

* Local Authority: PKC



1 Charlotte Street , Perth, United Kingdom , PH1 5LP
71 High Street, Auchterarder PH3 1BN

01764 663 830

property@jamesonmackay.co.uk

www.jamesonmackay.co.uk

Disclaimer

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.