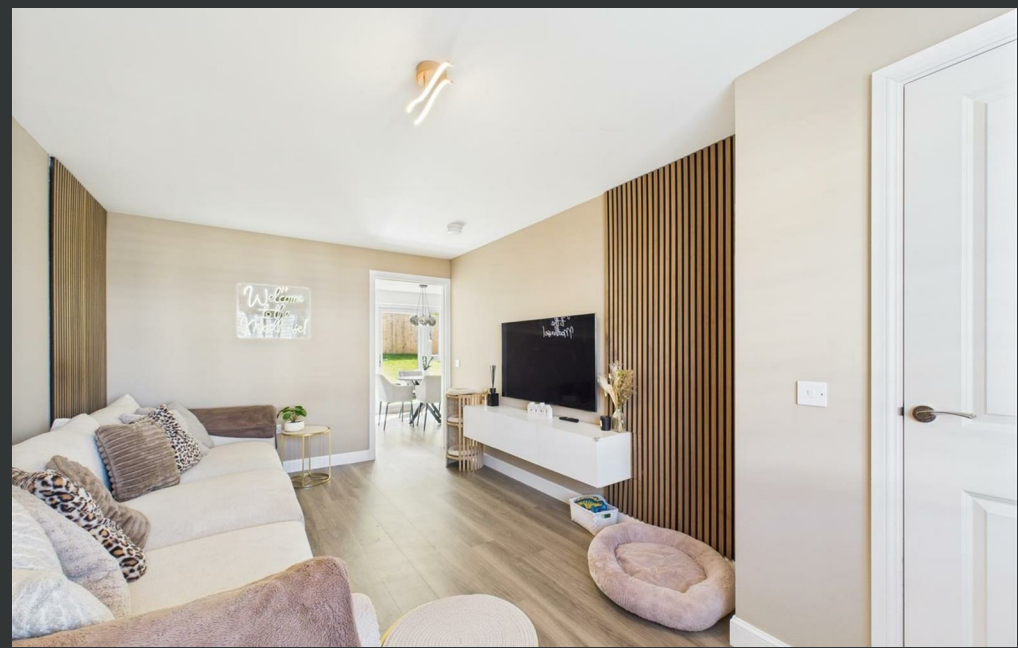




8 Normande Road, Huntingtower, PH1 3XH  
Offers over £320,000

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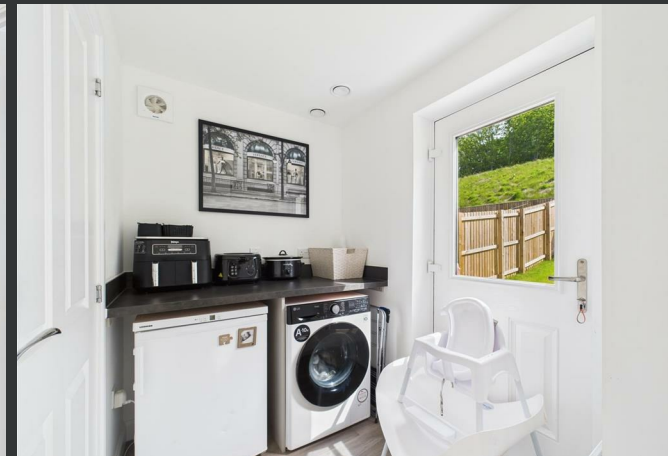
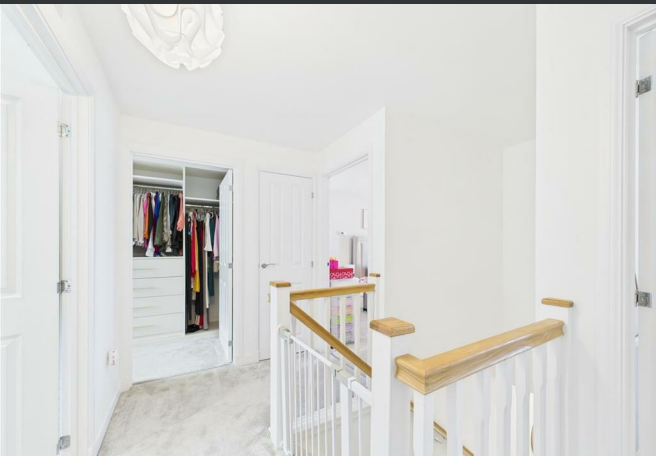
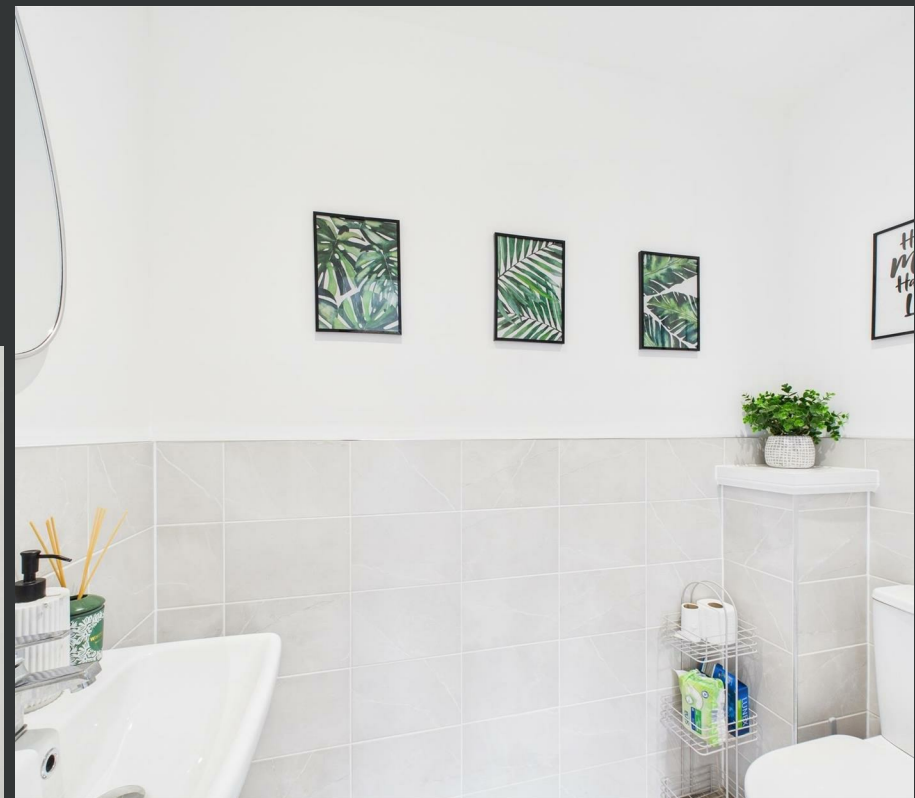
## 8 Normande Road Huntingtower, PH1 3XH

- Four-bedroom detached family home
- Spacious dining kitchen with garden access
- Principal bedroom with en-suite
- Separate utility room
- Gas central heating and double glazing
- Stylish and modern throughout
- Bright lounge with contemporary décor
- Sleek family bathroom & downstairs WC
- South-facing rear garden
- Excellent storage space

Positioned within a modern development in the sought-after area of Huntingtower, this immaculate four-bedroom detached home offers stylish and versatile family living. Built by Barratt Homes, the property is presented in excellent condition, has had a number of upgrades from the standard finish and sits on a generous plot with driveway parking and a garage.

The ground floor boasts a welcoming hallway with storage and a convenient WC. The lounge offers a bright, relaxed space with a sleek contemporary finish and connects through to the stunning dining kitchen. Fitted with modern units and integrated appliances, the kitchen also offers ample room for dining and opens onto the enclosed rear south-facing rear garden—perfect for entertaining. A separate utility room provides added convenience. Upstairs, you'll find four bedrooms, including a generous principal bedroom with built-in wardrobes and an en-suite shower room. The remaining bedrooms are versatile in use, whether as children's rooms, guest accommodation, or a dressing room. A stylish family bathroom with a white suite completes the upper level. Externally, the fully enclosed garden to the rear is incredibly private with no properties behind it and offers a safe space for children and pets, with a well-maintained lawn and patio. The front garden features low-maintenance planting, while the driveway provides parking and access to the garage.

Offers over £320,000

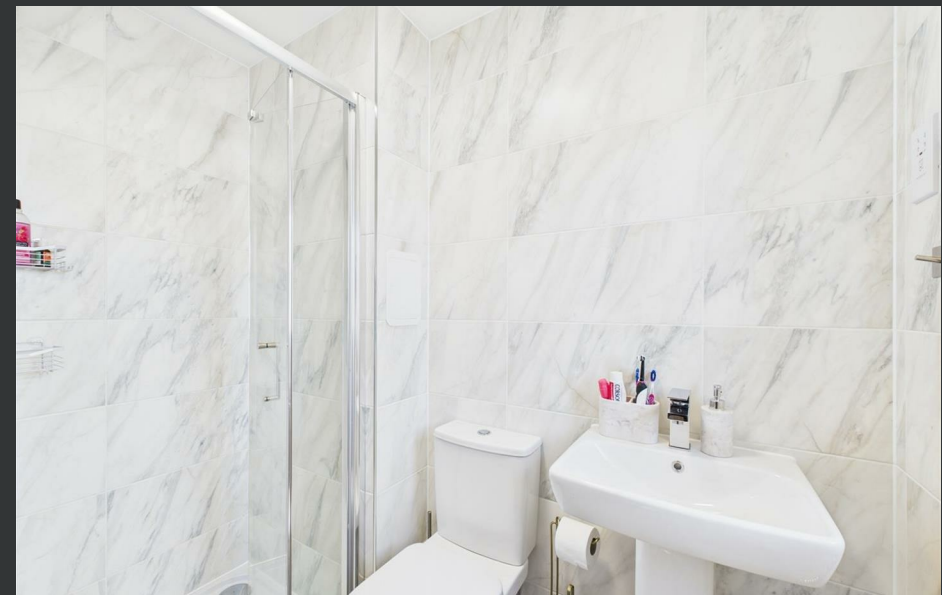




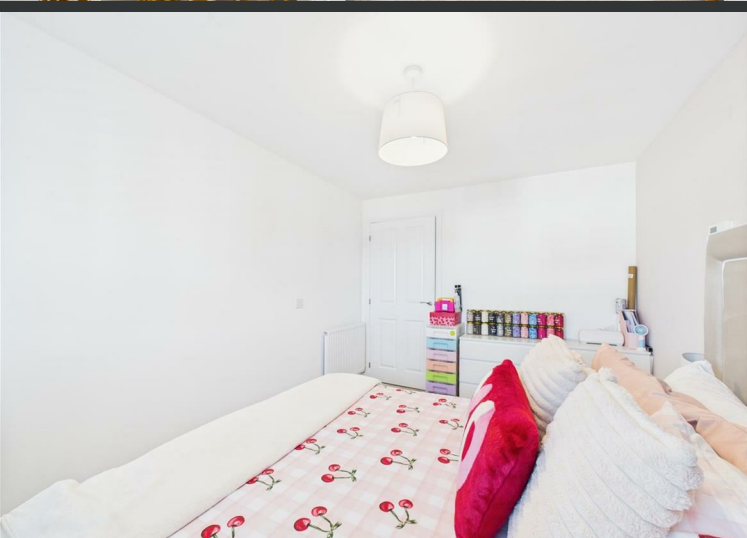


## Location

Located in the modern and family-friendly development of Huntingtower, this property enjoys a peaceful setting just outside the city of Perth. The area is perfect for commuters, with the A9 easily accessible and Perth city centre only a short drive away, offering a wide range of shops, schools, and leisure facilities. Huntingtower Castle and scenic countryside walks are nearby, blending urban convenience with semi-rural charm. The local community is welcoming and ideal for families, with parks and green spaces close by. Whether you're seeking tranquility or connectivity, Huntingtower offers the best of both worlds.











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

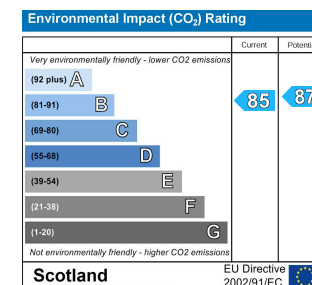
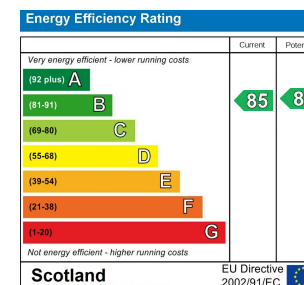
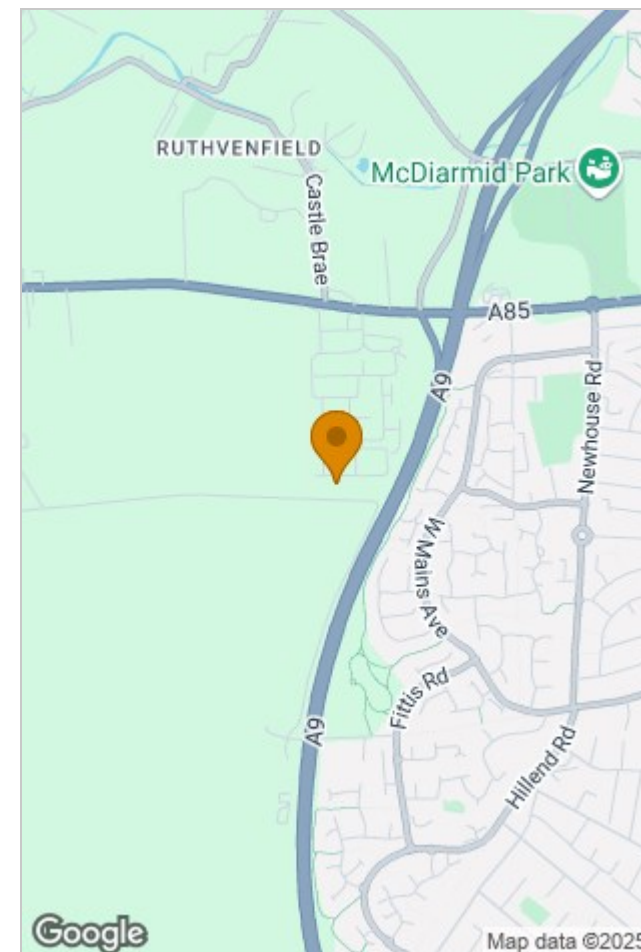
1135 ft<sup>2</sup>  
105.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 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.

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