

Simple Approach



**7, Normande Road, Perth  
PH1 3XH**

**Offers over £222,950**

This very well-presented mid-terraced house on Normande Road, Huntingtower, offers excellent move-in condition throughout, making it an ideal choice for a range of buyers. The property boasts bright and welcoming accommodation, including a spacious lounge, modern kitchen with ample space for dining, separate utility room, downstairs WC, three well-proportioned bedrooms and a family bathroom. Externally, there is a private rear garden, perfect for relaxing and outdoor enjoyment, along with allocated parking to the front. Further benefits include gas central heating and double glazing. Ideally suited to those seeking a home ready to move straight into, early viewing is highly recommended to appreciate all this property has to offer.

### Lounge

10'2" x 13'10" (3.11 x 4.23)

### Kitchen

12'0" x 9'6" (3.66 x 2.92)

### Utility Room

3'5" x 6'6" (1.05 x 1.99)

### WC

5'8" x 3'9" (1.73 x 1.15)

### Bedroom One

8'5" x 13'8" (2.57 x 4.19)

### Bedroom Two

6'11" x 11'0" (2.12 x 3.37)

### Bedroom Three

7'5" x 7'8" (2.28 x 2.36)

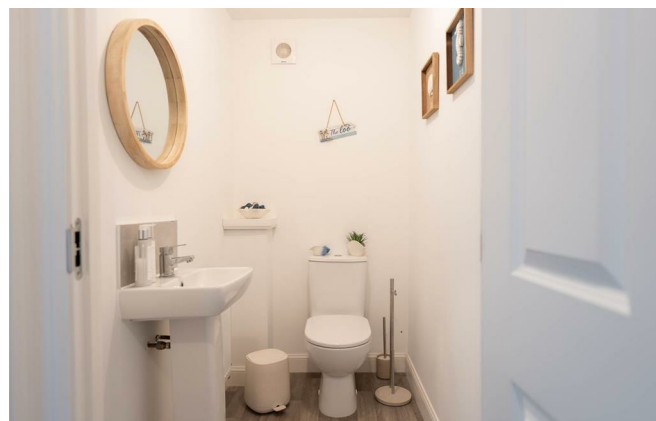
### Family Bathroom

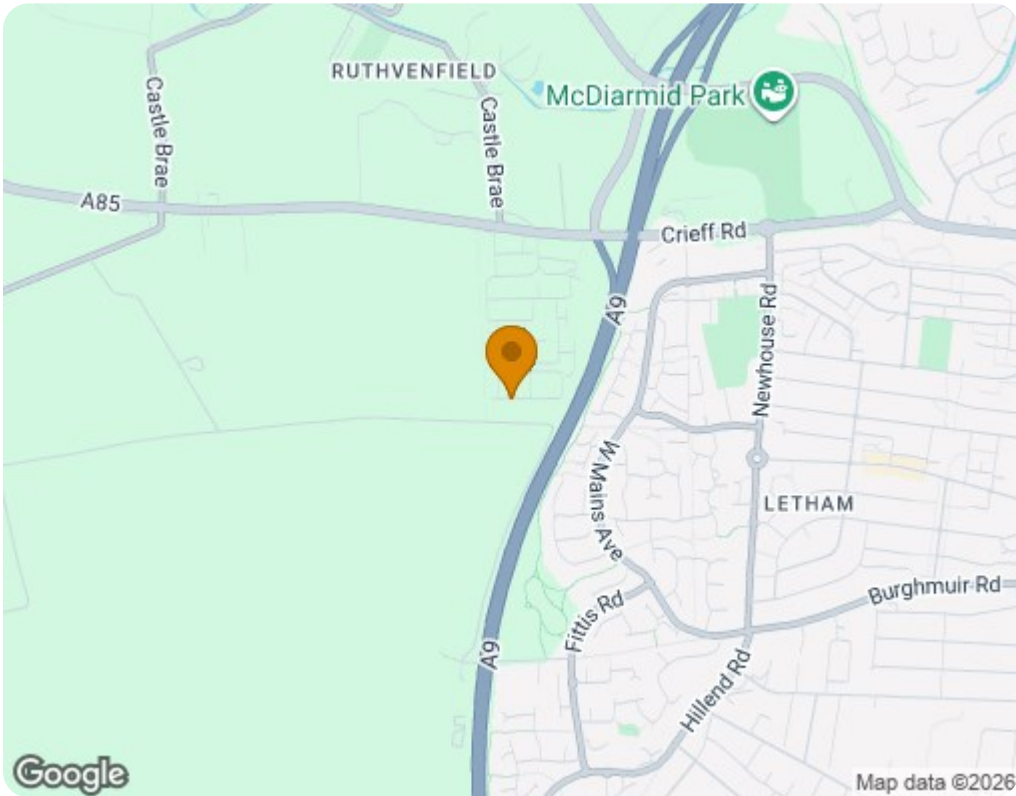
6'1" x 6'4" (1.86 x 1.95)





- Mid Terraced House
- Modern Kitchen
- Private Rear Garden
- Three Bedrooms
- Bright & Spacious Lounge
- Allocated Parking To The Front
- Very Well Presented Throughout
- Gas Central Heating & Double Glazing





| Energy Efficiency Rating                                        |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs                     |         |                                                                                                               |
| (92 plus) A                                                     | 85      | 85                                                                                                            |
| (81-91) B                                                       |         |                                                                                                               |
| (69-80) C                                                       |         |                                                                                                               |
| (55-68) D                                                       |         |                                                                                                               |
| (39-54) E                                                       |         |                                                                                                               |
| (21-38) F                                                       |         |                                                                                                               |
| (1-20) G                                                        |         |                                                                                                               |
| Not energy efficient - higher running costs                     |         |                                                                                                               |
| Scotland                                                        |         | EU Directive 2002/91/EC  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) A                                                     | 88      | 88                                                                                                            |
| (81-91) B                                                       |         |                                                                                                               |
| (69-80) C                                                       |         |                                                                                                               |
| (55-68) D                                                       |         |                                                                                                               |
| (39-54) E                                                       |         |                                                                                                               |
| (21-38) F                                                       |         |                                                                                                               |
| (1-20) G                                                        |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| Scotland                                                        |         | EU Directive 2002/91/EC  |