



10 Normande Road, Perth, PH1 3XH
Offers over £305,000

 4  2  1  B



- Modern detached family home
- Bright and spacious living room
- Utility room and downstairs WC
- Private driveway and parking
- Neutral, move-in-ready décor

- Four bedrooms
- Contemporary kitchen diner
- Gas central heating
- Enclosed rear garden
- Popular Huntingtower location

This attractive modern detached villa is set within a popular residential area of Huntingtower and offers well-proportioned accommodation ideal for family living. The ground floor comprises a welcoming hallway leading to a bright and comfortable living room, finished in neutral tones. To the rear, the stylish kitchen diner is fitted with contemporary units and integrated appliances, with ample space for dining and direct access to the enclosed rear garden. A useful utility room and WC complete the ground floor.

Upstairs, the property offers three generous double bedrooms, all presented to a high standard, along with a versatile fourth bedroom currently used as a home office. The principal bedroom benefits from an ensuite, while the remaining bedrooms are served by a modern family bathroom.

Externally, the home enjoys a private driveway, garage and a fully enclosed rear garden, mainly laid to lawn and ideal for families and outdoor entertaining.



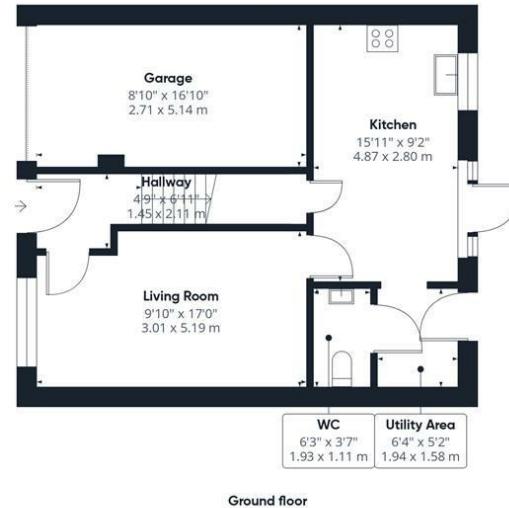


Location

Huntingtower is a highly desirable area on the outskirts of Perth, offering a peaceful setting with excellent connectivity. The location provides easy access to Perth city centre, the A9 and wider road network, making it ideal for commuters. Local amenities include shops, schools and recreational facilities, while nearby green spaces and countryside walks add to the area's appeal. Perth city centre offers a wide range of shopping, dining and leisure options, along with train and bus links. Huntingtower is particularly popular with families seeking a balance of modern living and semi-rural surroundings.







Ground floor



Floor 1



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.



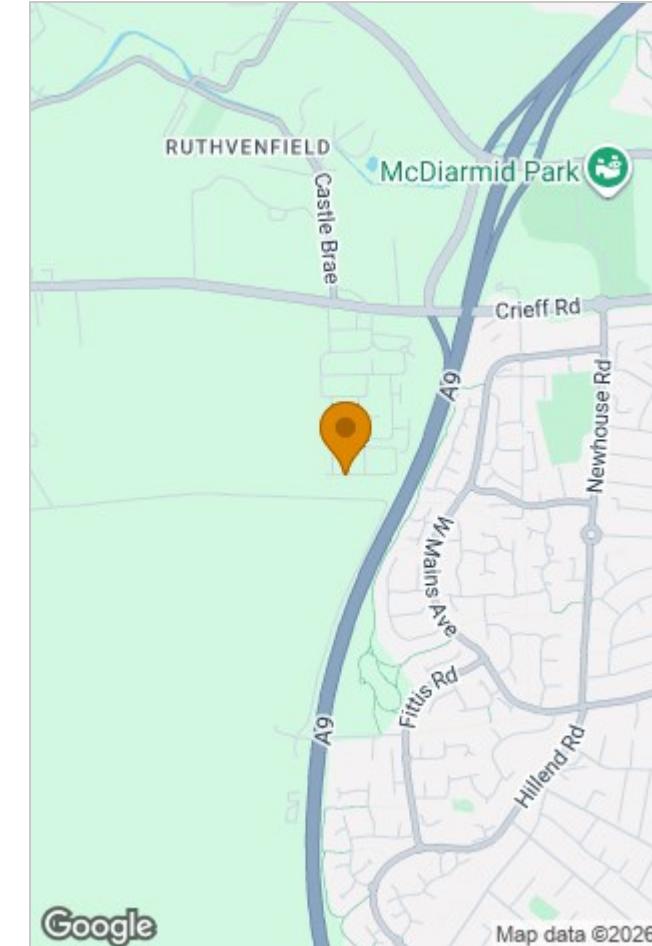
Approximate total area⁽¹⁾

1130 ft²
104.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	86	86
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Scotland

EU Directive 2002/91/EC