



**Premier  
Properties**  
Perth



## 3 Normande Road, Perth, PH1 3XH Offers Over £225,000



Upon entering, you are welcomed into an entrance hall that leads to a comfortable living room, perfect for relaxation and entertaining. The well-appointed kitchen is complemented by a convenient utility room and a WC, enhancing the practicality of the home. The first floor features a family bathroom, alongside a box bedroom and two additional bedrooms, providing ample space for family living or guest accommodation.

The property benefits from gas central heating and the windows are double glazed throughout.

Externally, the house boasts allocated parking for two cars at the front and there is a private rear garden which is easily maintained.

Located in a peaceful yet well-connected neighbourhood, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for those who value convenience alongside comfort.

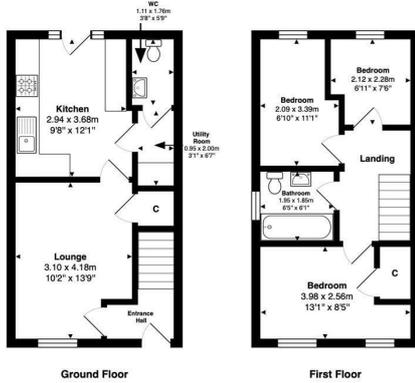
- 3 bedrooms
- Gas central heating
- Double glazed windows
- Private rear garden
- Allocated parking for 2 cars
- End-terrace house
- Close to schools and amenities
- Ideal for first-time buyers



**3 Normande Road, Huntingtower, PH1 3XH**

Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	85	85
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(38-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
(1-20) G			
<b>Scotland</b>		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	B	86	86
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(38-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(1-20) G			
<b>Scotland</b>		EU Directive 2002/91/EC	



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