

Simple Approach



8 Cameron Walk, Burrelton
PH13 9NN

Offers over £189,950

8 Cameron Walk is a beautifully presented modern 3 bedroom semi-detached house. The property itself offers generously-proportioned, well-designed accommodation to the prospective purchaser, all windows are double-glazed, gas central-heating is installed and the decor throughout is very tasteful. Externally there is a well tended private mature garden to the rear, with a spacious mono-blocked driveway providing ample off-street parking. Exceptionally well-presented, this is a most attractive property in a pleasant semi-rural location and viewing is very strongly recommended.

Living Room

11'9" x 16'2" (3.60 x 4.94)

Kitchen / Diningroom

19'2" x 10'2" (5.86 x 3.10)

Bathroom

6'3" x 6'11" (1.93 x 2.13)

Master Bedroom

9'7" x 12'2" (2.94 x 3.73)

Master En-suite

5'0" x 7'3" (1.54 x 2.23)

Bedroom

11'10" x 9'10" (3.63 x 3.02)

Boxroom

8'11" x 6'11" (2.72 x 2.12)

WC

5'0" x 3'0" (1.53 x 0.93)

External

Externally this property lends itself to a private driveway to the front and a fully enclosed garden to the rear making it perfect for children and pets. This garden would be an ideal entertainment space with the decking and paved areas great for a hot-tub and sitting out in the summer.

Location

The village of Burrelton is based just 10 minutes outside the City of Perth and 10 minutes from the smaller Town of Blairgowrie, where a host of amenities can be found such as High Street shops and reputable schooling. A collection of houses all of different sizes, ages and construction nestle beautifully within the immediate area, creating a small community of its own.

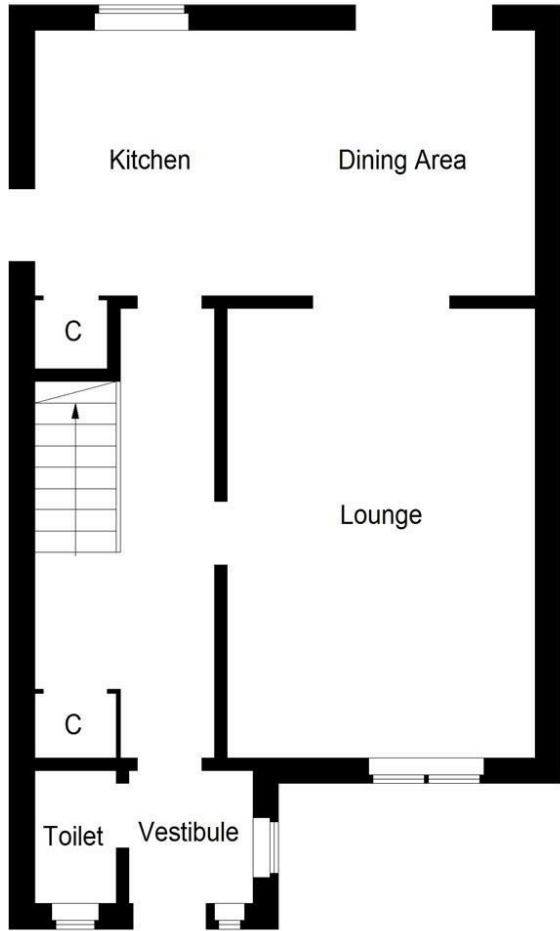
For the commuter, the major Cities of Dundee & Perth are both situated a short distance away, as are the motorway links towards larger Cities for those requiring easy access to Inverness, Aberdeen and Edinburgh.



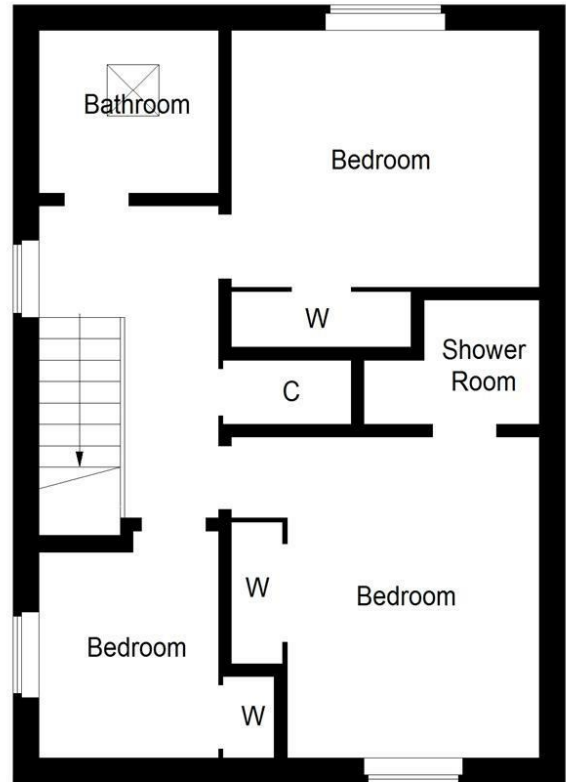


- Semi-Detached Corner Plot House
- Ideal For People Who Love To Enjoy The Countryside
- En-Suite Bathroom incl Under Floor heating.
- Move In Condition
- Great Family Home With A Private Back Garden
- Driveway
- Close To All Local Amenities

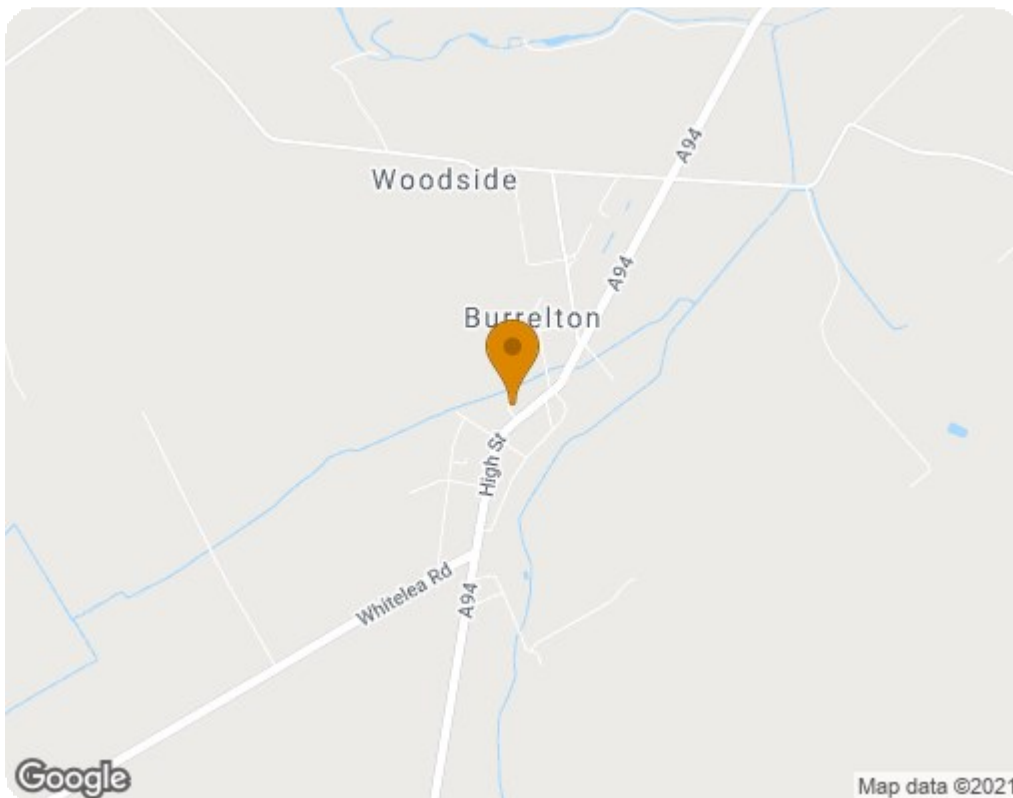




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland		EU Directive 2002/91/EC