

Simple Approach



**21 Burnbank Park , Blairgowrie
Perthshire PH10 6QS**

Offers in the region of £120,000

Simple Approach are pleased to welcome this beautifully presented two bedroom detached Park Home in the sought-after area of Carsie near Blairgowrie to the Perthshire market. Set within the tranquil Burnbank Park this luxury home is set on grounds surrounded by stunning woodland, offering all of the benefits of peaceful countryside living without falling off the beaten track. This property is an ideal purchase for any buyer over the age of 50 looking for a forever year-round home or holiday home, with amenities readily available in the nearby Town of Blairgowrie or in Perth just a short distance away. Each living space within this property has been kept a very high standard by the current owner, with sophisticated and elegant finishes throughout. Comprising; a modern lounge/ dining room, a contemporary fully fitted kitchen with integrated appliances, two double bedrooms with stylish master en-suite shower room and an additional bathroom with beautiful corner bath facility. This residential development does not only offer a very relaxed and tranquil lifestyle within the grounds but offers easy accessibility to Blairgowrie via a pedestrian path or via a frequent bus route set just minutes away on Perth Road, as well as being within quick driving range of restaurants, shops and amenities. Burnbank site benefits from a gated community, with full CCTV and NPR technology installed, as well as an automated barrier for added security. Viewing is highly recommended to appreciate the quality of home on offer here

Lounge

18'11" x 10'5" (5.77 x 3.20)

Hall

4'2" x 9'0" (1.29 x 2.75)

Diningroom

7'5" x 9'3" (2.28 x 2.83)

Kitchen

8'11" x 10'7" (2.74 x 3.23)

Bedroom

8'3" x 9'0" (2.53 x 2.75)

Ensuite

4'3" x 6'6" (1.30 x 1.99)

Bedroom

9'0" x 9'8" (2.76 x 2.96)

Bathroom

6'1" x 5'11" (1.86 x 1.82)

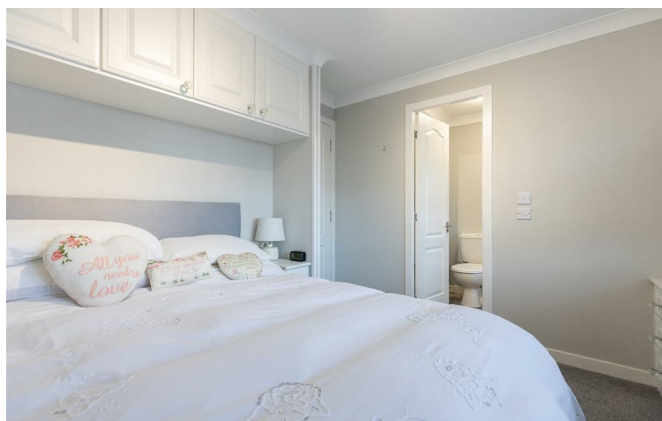


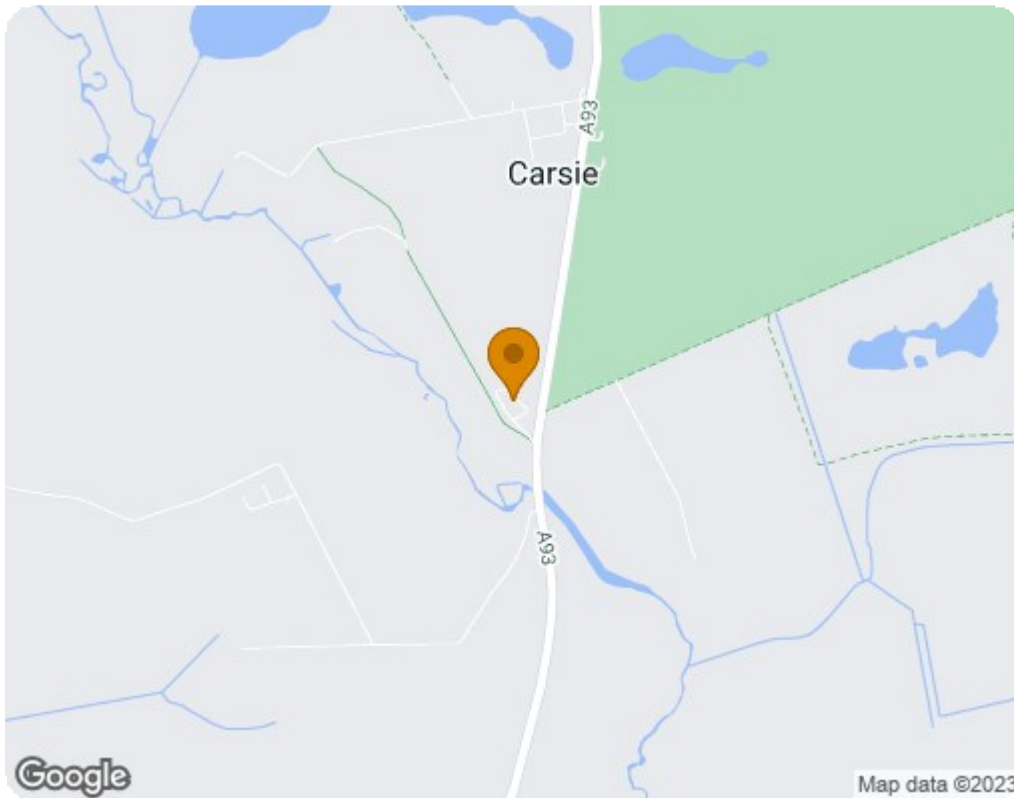



- Luxury Park Lodge
- 50+ Years Of Age Park
- Outdoor Shed With Electric
- Private Driveway For Two Cars

- Two Double Bedrooms
- Highly Secure Site With Barrier Entrance, CCTV and NPR
- Large Bay Windows

- Stylish Decor Throughout With High Quality Fixtures And Fittings
- Private Garden And Parking Space
- Garden Space





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(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 