

Simple Approach



**Hazlewood Burnbank Crescent, Blairgowrie
Perthshire PH10 6QS**

Guide price £127,750

Simple Approach are pleased to welcome this beautifully presented two bedroom Park Home in the sought-after area of Carsie near Blairgowrie to the Perthshire market. Set within the tranquil Burnbank Park this brand new luxury lodge 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 to invest in as a buy-to-let 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 decorated and presented to a very high standard, 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 ensuite and an additional bathroom with shower over 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 wide pedestrian path or via a frequent bus route situated just minutes away on Perth Road, as well as being within quick driving range of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without compromising modern and easy living.

Lounge/Living Room

Kitchen

Bedroom 1

En - suite

Bedroom 2

Bathroom

External

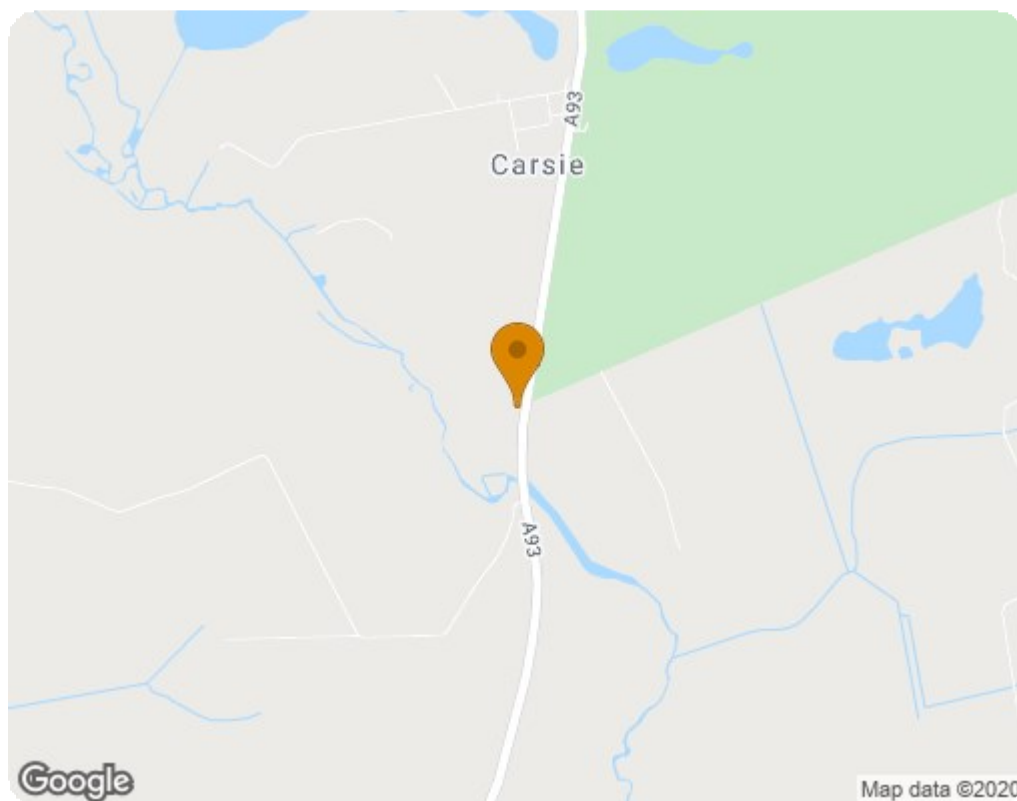
Externally this property boasts a private garden as well as off street parking for two cars comfortably. The Park also benefits from being fully secured and enclosed via electric gates and has a sophisticated CCTV surveillance system installed throughout the grounds.

Location





- Beautifully Presented Brand New Detached Bungalow
- Age 50+ Purchasers
- Two Double Bedrooms with Master En-Suite
- LPG Gas Central Heating & Double Glazing
- Private Garden & Driveway for Two Cars
- Idyllic Setting with Nearby Amenities



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		
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