

Simple Approach



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

Offers over £170,000

Simple Approach are delighted to welcome this bright and spacious extended detached house on Burnbank Crescent to the Perthshire market. This property comes to the market with excellent potential to be restored to a stunning family home pending some cosmetic works being completed, where the purchaser will benefit from being able to put their own stamp on a generously proportioned house in the sought-after location of Carsie. This property is ideally placed to take advantage of all amenities found in the Town of Blairgowrie just a short distance away, including a wide range of shops, restaurants and a vibrant High Street with nearby Primary & Secondary schooling all close to hand. Boasting sought-after features such as oil central heating, double glazing and generous grounds to the front and rear this impressive home offers spacious accommodation over two floors with ample living space for any growing family looking for a well-located property requiring some modernisation throughout. Viewing is absolutely essential to appreciate the quality of home on offer, with the superb potential and excellent location.

Entrance Vestibule

6'9" x 6'1" (2.08m x 1.86m)

WC

6'9" x 4'7" (2.08m x 1.40m)

Lounge

19'1" x 14'9" (5.84m x 4.52m)

Dining Kitchen

14'10" x 15'2" (4.54m x 4.64m)

Bedroom 1/ Dining Room

14'9" x 8'7" (4.52m x 2.62m)

Bedroom 2

10'5" x 17'1" (3.20m x 5.22m)

Dressing Room

7'6" x 4'0" (2.29m x 1.24m)

Bedroom 3

12'5" x 9'8" (3.79m x 2.95m)

Bedroom 4

17'3" x 11'11" (5.26m x 3.65m)

Bathroom

9'6" x 8'5" (2.91m x 2.58m)

External

Externally this property benefits from being set on a generous plot with sizeable gardens to the rear and ample driveway to the front, accommodating a few cars comfortably.

Location

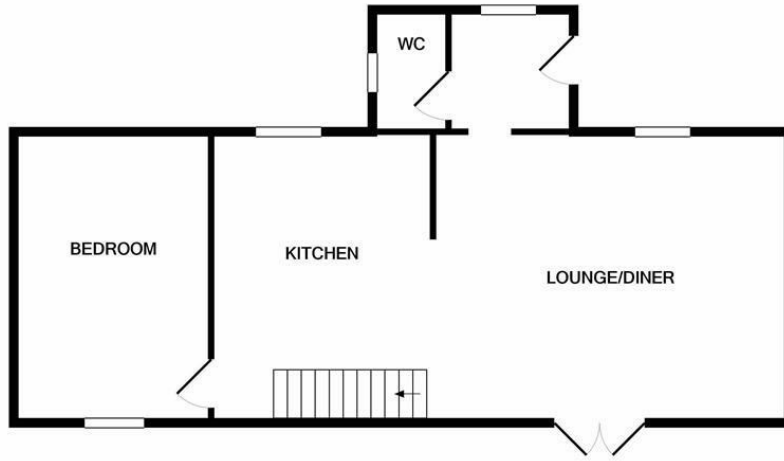
The small Town of Blairgowrie is host to a variety of amenities such as large supermarkets, restaurants and a wide range of High Street shopping. Blairgowrie & Rattray are perfectly situated for those looking to be within close commuting distance to both Perth & Dundee, allowing the purchaser of this fabulous home all of the benefits of a countryside location without compromising modern and easy living.



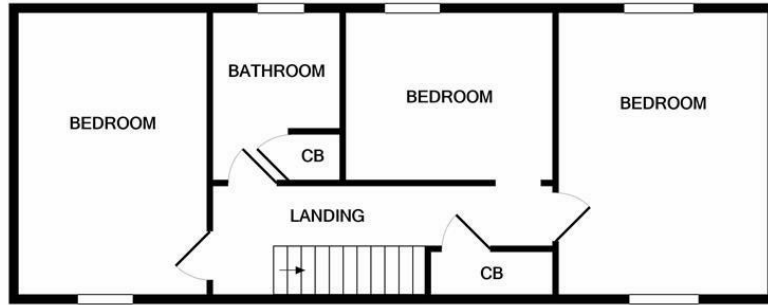


- Detached Family Home on Sizeable Plot
- Ample Private Parking
- Four Double Bedrooms Across Two Floors
- Large Garden to Rear
- Oil Central Heating
- Sought-After Perthshire Town Location





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		