

Simple Approach



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

**Guide price £124,950**

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 brand new luxury Park 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 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 en-suite shower room 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 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. 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. There is an abundance of local dog walks situated to the side and back of the park where a thoroughfare goes for miles.

**Master 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**

Lounge/Dining Room  
Kitchen  
Master Bedroom







- Outstanding Two Bedroom Detached Home
- Stunning Interior Fixtures & Finishes
- Sophisticated CCTV & Security Systems Installed Throughout Grounds
- Idyllic Year-Round Home or Holiday Let Investment
- 50+ Years for Residency
- Gorgeous Surrounding Grounds
- HD Virtual Tour Available on Listing
- Viewing by Appointment with Simple Approach Estate Agents Perth



