

Simple Approach



Estate Agents



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

Offers over £119,950

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 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 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. 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. Therefore, purchasers can enjoy the benefits of a vibrant High Street just a short drive from their doorstep without compromising the benefits of 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 and appointments can be made by calling Simple Approach Estate Agents in Perth on 01738 827864.

Lounge/ Dining Room

15'11" x 18'10" (4.87 x 5.76)

Kitchen

13'10" x 7'8" (4.23 x 2.34)

Bedroom

9'0" x 11'1" (2.75 x 3.38)

Ensuite

3'4" x 7'1" (1.04 x 2.16)

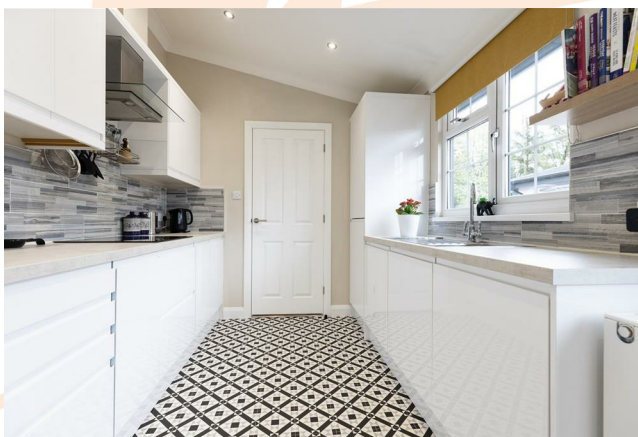
Bedroom

8'1" x 8'11" (2.47 x 2.74)

Bathroom

5'6" x 6'3" (1.69 x 1.92)

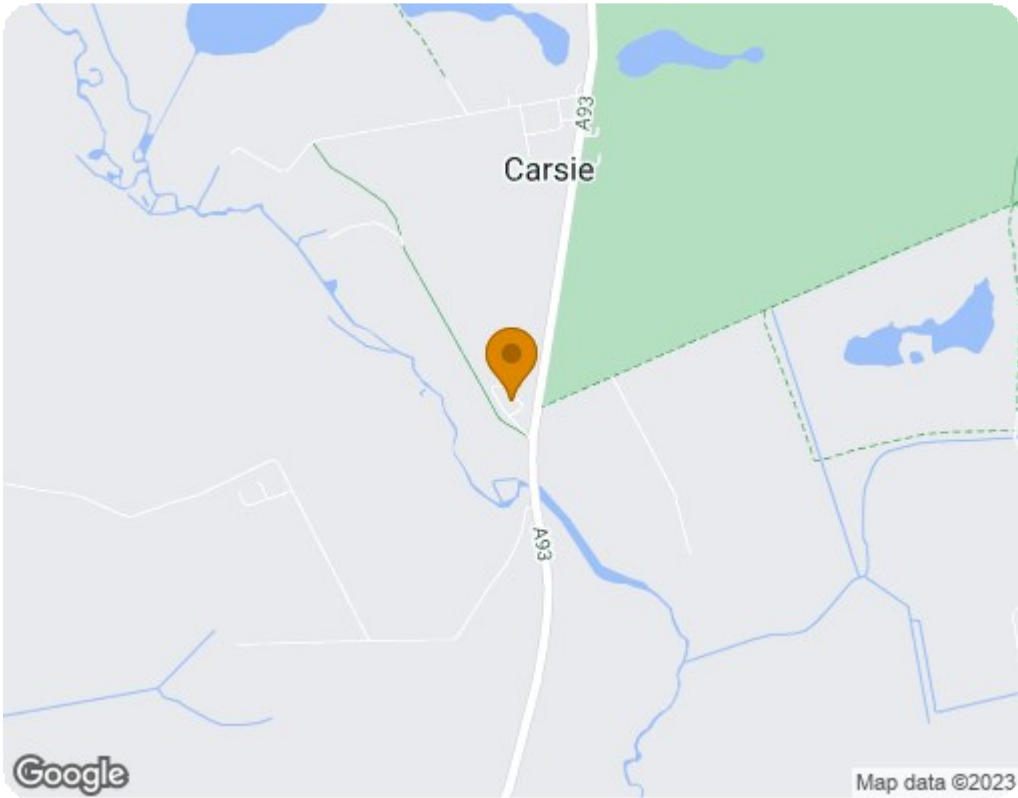
Location






- Luxury Residential Park Homes
- Open Plan Living
- Sought After Location Of Carsie, Blairgowrie
- Secure Location
- Two Double Bedrooms Master En-Suite
- Private Parking





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