

Simple Approach



4 Burnbank, Blairgowrie

PH10 6QS

Offers over £144,950

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 home is set on grounds surrounded by stunning woodland, offering all of the benefits of peaceful countryside living. 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. This lovely park home offers generous living space throughout and has been kept to a very high standard by the current owner, with stylish interior throughout. Comprising of; a bright and spacious lounge with ample space for dining, a modern fitted kitchen with integrated appliances, two generous bedrooms with a chic master en-suite shower room and a further stylish 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. 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.

Kitchen

14'3" x 9'4" (4.36 x 2.87)

Lounge

16'3" x 19'3" (4.97 x 5.87)

Bedroom

9'3" x 11'5" (2.82 x 3.50)

Ensuite

4'7" x 7'3" (1.40 x 2.22)

Bedroom

9'6" x 9'4" (2.90 x 2.86)

Bathroom

5'11" x 6'7" (1.81 x 2.02)



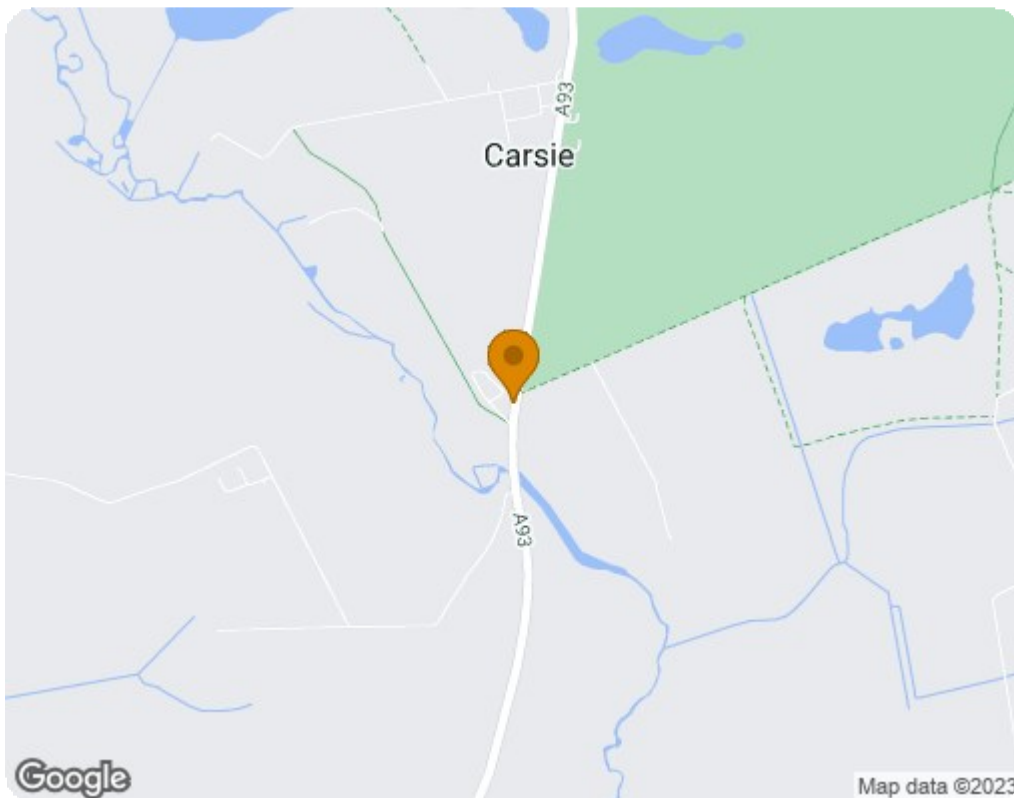



- Luxury Residential Park Homes
- Open Plan Kitchen / Dining Area
- 50+ Years Of Age Park
- Gas Central Heating

- Sought After Location
- Stylish Interior Throughout
- Highly Secure Site With Barrier Entrance, CCTV and NPR

- Two Double Bedrooms Master En-Suite
- Chic Bathroom
- Large Private Driveway





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 