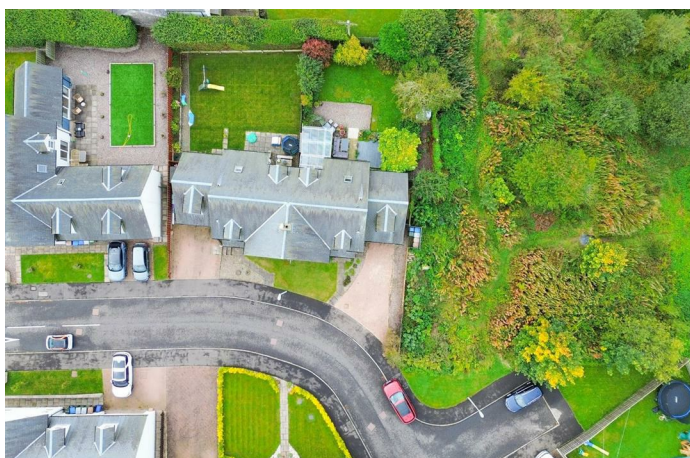


Simple Approach



**5 Cameron Walk, Blairgowrie  
PH13 9NN**

**Offers over £257,000**



Simple Approach are delighted to welcome this beautifully presented, semi detached house on Cameron Walk, Burrelton to the residential sales market. This lovely home comes to the market in excellent move in condition throughout and offers spacious accommodation set across two floors spanning over approximately 160 square meters.

Cameron Walk offers tasteful and contemporary style throughout, comprising; a welcoming entrance hallway, an open plan lounge / dining area, a sleek modern fitted kitchen, a useful utility room, a downstairs WC, three generous bedrooms with a master ensuite and a further chic family bathroom completes the interior of this home. Practical attributes include gas central heating and full double glazing.

Externally, you'll find an impressive private rear garden with a mix of lawn and patio areas, perfect for outdoor entertaining or simply enjoying a peaceful moment in the sun. The property also benefits from a private driveway and a single garage, providing ample parking and additional storage space.

Cameron Walk lends itself to a wide range of buyers including growing families or mature couples seeking a peaceful, well located home set within a highly sought after area. Viewing is essential to appreciate the excellent home on offer here at Cameron Walk, Burrelton.

**Lounge / Dining Area**

10'9" x 28'1" (3.30 x 8.58)

**Kitchen**

14'2" x 12'11" (4.33 x 3.96)

**Utility Room / Gym**

13'3" x 11'11" (4.04 x 3.65)

**Downstirs WC**

3'2" x 5'11" (0.98 x 1.82)

**Master Bedroom**

12'0" x 13'9" (3.66 x 4.20)

**En suite**

6'0" x 8'11" (1.84 x 2.72)

**Bedroom Two**

11'5" x 13'5" (3.50 x 4.10)

**Bedroom Three**

12'1" x 11'0" (3.69 x 3.36)

**Family Bathroom**

9'11" x 5'6" (3.04 x 1.69)







- Impressive Semi Detached House
- Open Plan Lounge / Dining Area
- Private Driveway & Garage
- Three Generous Bedrooms With A Master Ensuite
- Sizeable Modern Fitted Kitchen
- Well Manicured Private Rear Garden
- Contemporary Interior Throughout
- Gas Central Heating & Double Glazing





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	