



1 Badger View, Blackburn,
AB21 0JX

Offers Over £230,000

peterkins



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- Detached Family Home
- Living Room with “French” Doors to the Rear Garden
- Dining Room/Playroom/Bedroom 4
- Dining Kitchen & Utility Room with
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Well Maintained Gardens
- Driveway & Single Garage

Viewing contact Peterkins
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Ref: 30432/2
EPC: Band C

Description:

Early viewing is highly recommended to appreciate this wonderful, **three/four bedroomed detached family home**, situated within the ever-popular suburb of Blackburn. The property enjoys a fantastic corner position with countryside views from the rear. Presented in good condition the accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; living room with “French” doors leading out to the rear garden; well equipped dining kitchen; utility room; dining room/playroom/bedroom 4; cloakroom. Upper Floor: Master bedroom with en-suite shower room; two further double bedrooms; family bathroom; loft access. Outside there are well maintained gardens and a lock block driveway to the front of the house which leads up to a single garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Blackburn is an established and expanding village which lies to the northwest of Aberdeen in a lovely setting with open countryside all around. The City Centre, Aberdeen International Airport and the commercial offices at Dyce, Kingswells and Westhill are all easily accessible via the AWPR. The market town of Inverurie is also close by. The village itself boasts a grocery shop, fish and chip shop, “Starbucks”, hotel and community hall which offers various activities including a gym and fitness classes. The village primary school is located within walking distance of the property and secondary education is provided at Kemnay Academy. A wide range of sporting and recreational attractions are available in the area including 18-hole golf courses at Kemnay, Kintore, Craibstone and Newmachar. In addition, there is salmon/sea trout fishing on the River Don and the opportunity to enjoy hill and forest walks.

Directions:

Leave Aberdeen in a north westerly direction on the A96 and follow the signposts for Blackburn. Proceed into Blackburn then turn right onto Fintray Road, continue a good distance then turn left onto Bager Rise. Badger View is the next road on the left with number 1 indicated by our “For Sale” sign.

The accommodation comprises of:-

Entrance Hallway:

A part glazed stained glass door gives access to the entrance hallway; carpeted staircase with wooden balustrade and handrail leads to the upper floor; electric meter cupboard; radiator; smoke detector; ceiling cornice; laminate flooring; glass panelled doors to the dining and living room.

Cloakroom:

Fitted with a two-piece white cloakroom suite; mosaic splashback tiling behind the wash hand basin; wall mounted mirror; display shelf; radiator; extractor fan; pendant light fitted; tiled floor.



Living Room: 13'0 x 11'5 (3.96m x 3.48m) approx.

The stylish living room has a wonderful rear garden aspect; "French" doors with glazed side panels lead out to the rear garden; television point; radiator; smoke detector; ceiling cornice; pendant light fitting; laminate flooring.

Dining Room/Playroom/Bedroom 4: 9'5 x 8'2 (2.88m x 2.48m) approx.

This versatile room is currently being utilised as a playroom; double window to the front of the house; radiator; ceiling cornice; pendant light fitting; laminate flooring.

Dining Kitchen: 11'5 x 8'11 (3.48m x 2.72m) approx.

The well equipped dining kitchen is fitted with a good range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; integrated fridge/freezer and dishwasher; two double windows fitted with "Roman" blinds to the side and rear of the house; radiator; heat detector; ceiling light fitting; tiled flooring; door leading to the utility room.

Utility Room: 6'0 x 5'6 (1.84m x 1.68m) approx.

Functional utility room fitted with a base cabinet and work surface with splashback tiling behind; stainless steel sink and drainer with a mixer tap; washing machine; space for tumble dryer; radiator; pendant light fitting; tiled flooring; part glazed exterior door leads out to the side/rear garden.

Upper Floor:

Window to the side of the house fitted with a "Roman" blind; built-in airing cupboard housing the hot water tank; radiator; hatch to loft; smoke detector; pendant light fitting; fitted carpet.

Master Bedroom: 13'0 x 9'1 (3.97m x 2.77m) approx.

Well presented master bedroom with two full length windows and "Juliette" balcony to the front of the property; built-in wardrobes with sliding mirrored doors provide excellent hanging and storage facilities; television point; telephone point; radiator; pendant light fitting; fitted carpet; door to the en-suite shower room.

En-Suite:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and large shower unit complete with a mixer shower; ceramic wall tiles around suite; shaver point; mirrored medicine cabinet; glass display shelf; frosted window to the side of the property fitted with a roller blind; radiator; extractor fan; vinyl flooring.

Bedroom 2: 11'7 x 9'0 (3.54m x 2.75m) approx.

Lovely double bedroom with a pleasant front aspect; double window fitted with a roller blind; built-in wardrobe with part mirrored sliding doors providing good hanging and storage space; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 13'0 x 11'11 (3.96m x 3.64m) approx. at widest points.

The bright and airy third double bedroom has a "Velux" window to the rear of the house fitted with an inset blind; radiator; pendant light fitting; fitted carpet.

Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath; ceramic wall tiles around suite; illuminated and mirrored vanity cabinet; shaver point; frosted window to the side of the house fitted with a "Roman" blind; extractor fan; ceiling light fitting; vinyl flooring.

Loft:

The loft is accessed from the upper hallway.







Outside:

There are well maintained gardens to the front, side and rear of the property.

The front/side garden is laid to grass and features a silver birch tree. A paved pathway leads round the side of the house through the garden gate to the rear.

The fully enclosed, child/pet friendly rear garden is mainly laid to grass with a paved patio area ideal outdoor entertaining. **Note:** The children's playhouse, garden shed, and rotary dryer will remain.

Parking:

There is a lock block driveway to the front of the house which provides off street parking and leads up to the single garage.

Garage:

The single garage has an up and over door with power and light installed, it also houses the central heating boiler.



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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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