

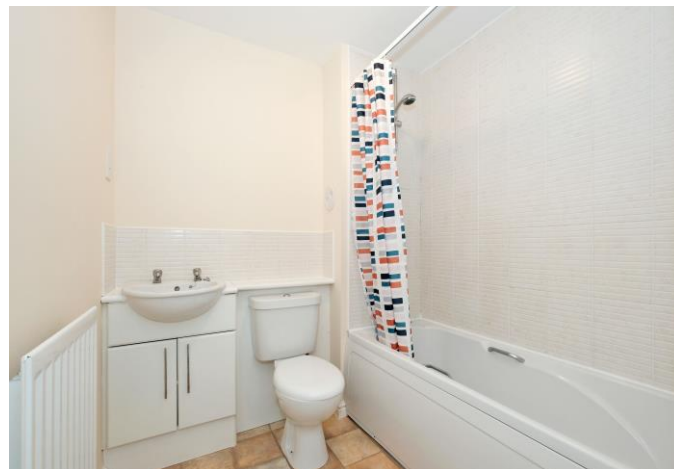
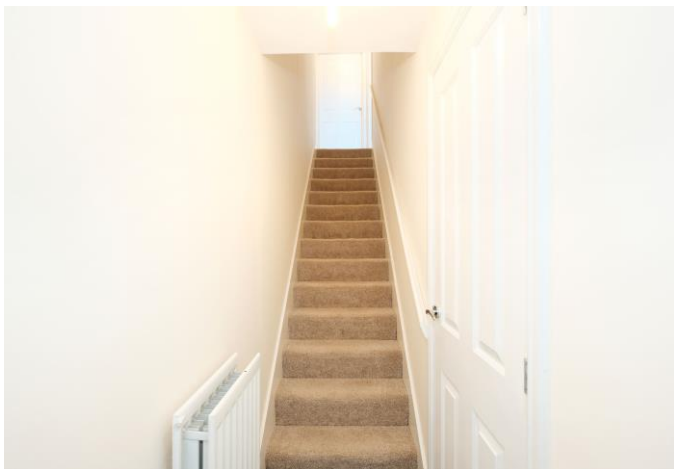


6 SCOTSMILL COURT,  
BLACKBURN AB21 0EP

OFFERS OVER £120,000

peterkins





6 Scotsmill Court  
Blackburn  
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- 2 bedroomed self-contained first floor flat
- Quiet residential street
- Well-presented throughout
- Gas central heating and full double glazing
- Well-proportioned living and bedroom accommodation
- Lounge
- Kitchen
- 2 double bedrooms
- Bathroom
- Exclusive parking space and further visitor spaces
- Good commuter base

Viewing by appointment only  
please contact Peterkins on  
(01467) 672800

**Description:** We are pleased to offer for sale this 2 bedroomed self-contained first floor flat located in a quiet residential street, in an ideal commuter position only minutes from Dyce and a short drive from Aberdeen, Westhill and Inverurie. The property offers well-proportioned accommodation comprising of entrance hallway and stairwell, lounge, kitchen, bathroom and 2 double bedrooms. Benefitting from a good amount of built in storage throughout, gas central heating and double glazing. Outside, there is an exclusive parking space and ample visitors parking in the nearby car park. This property is an ideal starter home for a first time buyer or as a buy-to-let property. Early viewing is highly recommended.

**Location:** The village offers a good range of amenities, including shops, a primary school, Kinellar Community Hall and local hotel with lounge facilities. In addition there is a community association which actively promotes a variety of local activities. Blackburn is within easy commuting distance via a good commuter road of both Aberdeen City centre, Inverurie and Westhill. Excellent public transport facilities are available close by.

**Directions:** From Inverurie, on entering the Village of Blackburn, travel along the Main Road, taking a left before the Leys Hotel onto Fintray Road and continue ahead until reaching the Scotsmill Development on the right hand side. Turn right onto Scotsmill Crescent and Scotsmill Court is located straight ahead on the right hand side clearly identified by a Peterkins For Sale sign.

**Entrance:** Entered at the front of the property through a upvc door into the entrance hall leading to the stairwell. A good sized cloak cupboard with coat hooks and television point. Ceiling light fitment; smoke alarm and mat well carpet.

The carpeted staircase with mirror overhead leads to the upper floor landing giving access to all accommodation. Storage cupboard with fitted shelf and housing the consumer unit. Ceiling light fitment; smoke alarm; heating dial and carpet. Access hatch into loft space.

**Bedroom 1: 12'2" at widest point x 9'7" (3.70m x 2.92m)** A spacious bedroom located to the front of the property with ample space for a double bed along with a range of freestanding furniture. Built in wardrobe with mirrored sliding doors, fitting shelving and hanging rails. Further built in cupboard with hanging rail and shelf. Window to the front. Ceiling light fitment; television point and carpet.

**Lounge: 14'5" x 11'1" (4.39m x 3.37m)** A bright room with ample space for a range of furniture and a window that overlooks the rear of the property. Ceiling light fitment; smoke alarm; television and telephone points; carpet. Door into kitchen.



**Kitchen: 8'9" x 7'9"** (2.66m x 2.36m) Just off the lounge, the kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel single bowl sink with drainer and mixer tap. Central heating boiler housed in wall unit. Single oven with gas hob and chimney style extractor hood above. Washing machine to remain. Space for standalone fridge freezer. Window overlooks the rear. Ceiling light fitment; carbon monoxide alarm and tile effect flooring.

**Bathroom:** White 3 piece suite comprising of wash hand basin set in a storage unit, toilet and a bath with mains fed shower head above and shower curtain. Splashback tiling. Ceiling light fitment; extractor; shaver point and tile effect flooring.

**Bedroom 2: 10'6" x 8'5"** (3.20m x 2.56m) A second good sized bedroom with ample space for a double bed along with a range of freestanding furniture. Window overlooks the front. Ceiling light fitment and carpet.

**Outside:** Path leads to the front door. Built-in storage shed and space for wheelie bins.

**Parking:** One designated parking space within resident car park along with ample space for visitor's.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact [financial@peterkins.com](mailto:financial@peterkins.com) or telephone 01467 672820. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

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.