



5 BLACKHILL VIEW,
AUCHLEVEN

OFFERS OVER £310,000

peterkins



5 Blackhill View
Auchleven
Insch
AB52 6PZ

Offers Over £310,000

- 4 bedroomed detached “Malcolm Allan” dwellinghouse
- Integral single garage
- Driveway
- Quiet residential area
- Lovely open countryside views
- Spacious living and bedroom accommodation throughout
- Well-presented throughout
- Oil central heating and double glazing
- Gardens to the front and rear
- Good commuter base

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

EPC: C

Council Tax Band: F

Description: We are delighted to offer for sale 5 Blackhill View, a 4 bedroomed detached “Malcolm Allan” dwellinghouse with integral single garage set in a quiet residential street with lovely open countryside views to the rear. The accommodation is set over 2 floors, the ground floor comprising of an entrance vestibule and hallway, lounge, W.C, open plan dining kitchen and sun room, and a utility room. The upper floor consists of 3 double bedrooms, a family bathroom and a master bedroom with an ensuite shower room and walk in wardrobe. The property benefits from a great amount of built in storage space throughout, oil central heating a full double glazing. Off street parking for several cars is provided on the driveway and leads to the garage. The front and rear gardens are well maintained and beautifully presented. Early viewing is recommended to appreciate all this property has to offer.

Location: Auchleven is a quiet rural village which has an excellent primary school, village hall and active community catering for all ages from toddler groups to retirement. Secondary education is catered for at The Gordon Schools at Huntly or Inverurie Academy to which transport is provided. Insch lies approximately 2 miles west of Auchleven which is a popular and expanding residential village with local shops for everyday needs. There is also a regular train service from Insch. The property lies close to the A96 commuter road and only 10 minutes from Inverurie where there is a large range of shops, services and amenities.

Directions: From Inverurie travel on the A96 towards Insch. At the Oyne fork take the road to Oyne and drive through the Village of Oyne continuing towards Insch turning left at the signpost for Auchleven. Continue along until reaching Auchleven and go straight across at the cross roads taking the right and then left into Blackhill View, number 5 is located straight ahead.

Entrance: Entered at the front of the property through a detailed part glazed door with opaque panels either side. Cloak cupboard with hanging rail, shelf and housing the consumer unit and electric meter. Ceiling light; Karndean flooring. Glazed door and window at the side into the hallway.

Hall: This hallway gives access to the lounge, dining kitchen, W.C and the staircase to the upper floor. Ceiling light fitment; thermostat and Karndean flooring continues.

W.C: Fitted with a toilet and wash hand basin with splashback tiling. Downlights; extractor fan; chrome fitment and Karndean flooring.

Lounge: 18'7" x 14'5" (5.66m x 4.39m) A bright and spacious lounge with ample space for a range of furniture and a large bay window fitted with roman blinds overlooks the front and fills the room with natural light. Centered recessed open fireplace space with a wooden surround. Ceiling light; telephone point; smoke alarm and carpet. Double doors open into the Dining kitchen.



Kitchen Diner: 26'9" x 11'1" (8.19m x 3.37m) A generous open plan Dining Kitchen set along the rear of the property that is also open with the sun room creating a bright open feel ideal for family living and with ample space for a large dining table and chairs great for entertaining and gatherings. The kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Worktop extends to breakfast bar seating with space for several stools. Stainless steel one and a half bowl sink with drainer, mixer tap and a window above with roller blind. Integrated double ovens, dishwasher, fridge freezer, electric hob with chimney style extractor hood above. Downlights and ceiling light fitments; smoke alarm; television point and Karndean flooring.

Sun room: 12'11" x 11'11" (3.93m x 3.37m) Open with the dining area, the sun room is a great addition to the property creating a lovely bright living space. Windows on three sides along with sliding patio doors that open into the rear garden. Downlights and Karndean flooring continues.

Utility room: 10'7" x 5'5" (3.22m x 1.65m) Fitted with base units, coordinating worktops and splashback tiling. Single bowl sink with drainer and mixer tap. Spaces for washing machine and tumble dryer. Window and door to the rear garden. Ceiling light fitment; coat hooks and Karndean flooring. Door into the integral garage.

Stairs to upper floor: The carpeted staircase leads to the upper floor landing giving access to the family bathroom and bedroom accommodation. Built in cupboard with hanging rail and shelf. Ceiling light and smoke alarm.

Master Bedroom: 17'4" x 10'7" (5.28m x 3.22m) A generous sized master bedroom benefitting from the luxury of both an ensuite shower room and a walk in wardrobe. The room provides ample space for a king, queen or double bed along with a range of freestanding furniture. Window to the front with roller blind. Ceiling light; television point and carpet. The walk in wardrobe (7'10" x 6'7") is fitted with a light and a range of fitted shelving and hanging rails.

Ensuite: The shower room comprises of a toilet, vanity wash hand basin with splashback tiling and a shower enclosure. Large Velux; shaver point and heated towel rail. Downlights; extractor fan; chrome fitments and tiled flooring.

Bedroom: 12'3" x 11'3" (3.73m x 3.42m) A spacious double bedroom with a built in double door wardrobe with hanging rail and shelving. Window to the front with roller blind. Ceiling light fitment; television point and carpet.

Bathroom: Fitted with a 4 piece suite comprising of a toilet, vanity wash hand basin, bath and a separate shower enclosure. Splashback tiling and coordinating floor tiles. Large Velux provides natural light. Downlights; extractor fan; heated towel rail and shaver point.

Bedroom: 12'6" x 7'10" (3.81m x 2.38m) Another double bedroom with a built in wardrobe with hanging rail and shelving. Window with roller blind looks out to the rear with open countryside view. Ceiling light; television point and carpet.

Bedroom: 12'3" x 11'4" (3.73m x 3.45m) Completing the accommodation, this bedroom also accommodates a double, king or queen sized bed along with a range of freestanding furniture. Double door wardrobe with hanging rail and shelving. Window with roller blind overlooks the front. Ceiling light fitment; television and telephone points; carpet.







Outside: The tarred driveway provides off street parking for several cars and leads to the integral single garage. The garage houses the central heating boiler and can be accessed from the utility room, it benefits from an up and over door, power and light. The front garden is laid to lawn with stone chip borders.

The rear garden is well maintained and fully enclosed making it ideal for a family with children and/or pets. Mostly laid to lawn with borders of established plants and trees with a patio area alongside the sun room patio doors providing a great spot for outdoor furniture and summer entertaining. Outdoor security lighting and tap.



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