

20 SCOTSMILL AVENUE,
BLACKBURN

OFFERS OVER £240,000

peterkins













20 Scotsmill Avenue
Blackburn
AB21 0HR

Offers Over £240,000

- 4/5 bedroomed detached dwellinghouse
- Integral single garage
- Driveway
- Set on a quiet residential cul-de-sac
- Well-proportioned living and bedroom accommodation throughout
- Neutral décor throughout
- Gas central heating
- Full double glazing
- Enclosed rear garden
- Good commuter base

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

EPC: C
Council Tax Band: F

Description: We are pleased to offer for sale this 4 bedroomed detached dwellinghouse set on a quiet residential cul-de-sac within the popular village of Blackburn. The property provides well-proportioned living and bedroom accommodation set across 2 floors, the ground floor comprises of an entrance hallway, Dining room/bedroom5, Lounge, Kitchen and WC. The upper floor consists of a Master bedroom with ensuite shower room, Family Bathroom and another 3 Bedrooms. Benefitting from gas central heating and double glazing. Outside, the driveway provides off street parking in front of the integral single garage and the rear garden is fully enclosed making it ideal for a family with children and/or pets.

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 left into Scotsmill Avenue. Number 20 is located on the right hand side clearly identified by a Peterkins For Sale sign.

Entrance Hall: Entered at the front of the property through a part glazed door into the welcoming hallway that leads throughout the ground floor accommodation. Ceiling light; smoke alarm and wood effect flooring.

Dining/Bedroom5: 10'11'' x 8'2'' (3.32m x 2.48m) Versatile ground floor room with space for a dining table and chairs. Cupboard housing the consumer box and electric meter. Window to the front. Ceiling light and wood effect flooring.

Lounge: 14'3'' x 12'2'' (4.34m x 3.70m) A bright lounge located to the rear of the property benefitting from French doors that open out to the garden and fill the room with natural light. Ceiling light; smoke alarm and carpet. Television and telephone points.

Kitchen: 11'10'' x 8'6'' (3.60m x 2.59m) Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Integrated appliances include a fridge freezer, dishwasher, washing machine, oven and gas hob with extractor hood above. Stainless steel one and half bowl sink with drainer and mixer tap. Window and part glazed door to the rear garden. Ceiling light; smoke alarm and wood effect flooring.

WC: Comprising of a toilet and wash hand basin with splashback tiling and mirror above. Opaque window; ceiling light and wood effect flooring.

Staircase to upper floor: Carpeted staircase leads to the upper floor landing giving access to further accommodation. Airing cupboard houses the hot water system. Window; ceiling lights and smoke alarm. Access hatch into loft space.





Bathroom: Fitted with a 3 piece suite comprising of a toilet, wash hand basin and a bath with shower head above. Splasback tiling around bath area and behind basin. Opaque window; fitted mirror and shaving points. Ceiling light; extractor fan and tile effect vinyl flooring.

Bedroom: 11'11'' x 6'10'' (3.63m x 2.08m) Bedroom with window to the rear, ceiling light and completed with carpet.

Bedroom: 12'1'' at widest x 8'11'' (3.68m x 2.71m) Bedroom with space for a double bed along with a range of freestanding furniture. Window to the rear; ceiling light and carpet.

Master Bedroom: 11'1'' x 8'11'' (3.37m x 2.71m) Good sized master bedroom with space for a double bed along with a range of freestanding furniture. Built in wardrobe with hanging rail and shelf. Alcove arched space with fitted display shelf. Window to the front. Ceiling light and carpet.
Ensuite: Comprising of a toilet, wash hand basin with splashback tiling and mirror above and a tiled shower enclosure with mains fed shower head. Opaque window; ceiling light; extractor fan and tile effect flooring.

Bedroom: 9'11'' x 7'3'' (3.02m x 2.20m) Completing the accommodation, this room would suit a single bed, nursery or home office if desired. Window to the front; ceiling light; telephone point and carpet.

Outside: The tarred driveway provides off street parking for 2 cars in front of the garage.
The integral single garage houses the central heating boiler and benefits from an up and over door, power and light. There is also a door for access from the main hallway. The front areas of garden are laid to lawn and borders of established plants and bushes.
At the side, a wooden gate opens to the rear garden which is mostly laid to lawn and is fully enclosed making it ideal for a family with young children and/or pets.

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 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.

peterkins
Aberdeen | Huntly | Inverurie | Keith

Inverurie
Tel 01467 672800 Fax 01467 672819 Email invprop@peterkins.com