



DETACHED DWELLINGHOUSE

17 TAPPIE VIEW
BLACKBURN, AB21 0LN

ENTRANCE VESTIBULE

HALL

CLOAKROOM

LOUNGE

DINING ROOM

FAMILY ROOM

FITTED KITCHEN

UTILITY ROOM

INTEGRAL SINGLE GARAGE

GCH/DG/INTRUDER ALARM

GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

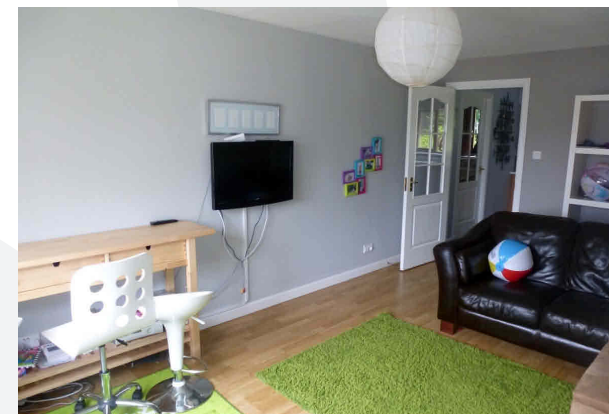
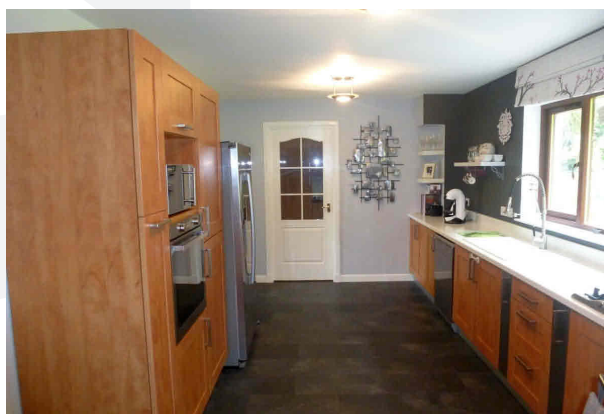
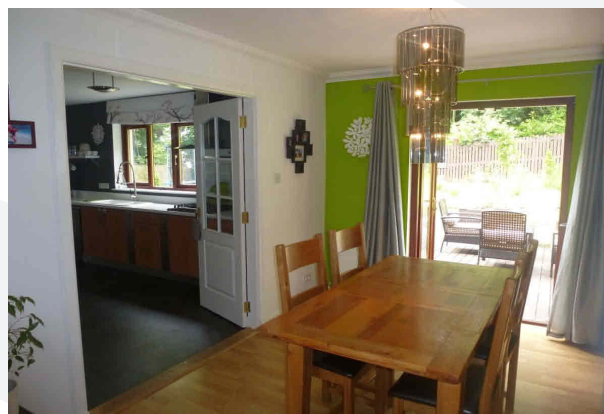
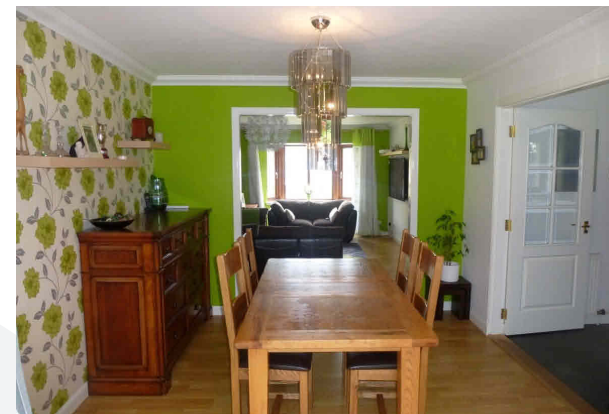
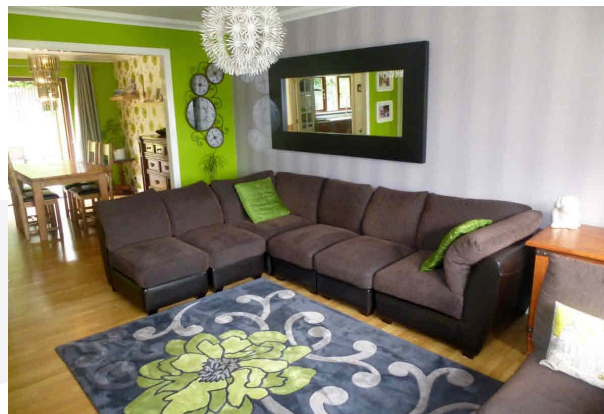
£340,000

DESCRIPTION

We are pleased to offer for sale this superior, four bedroomed, detached dwellinghouse which enjoys a particularly private and enviable location, set back from the road, at the top of an attractive cul-de-sac. With the comforts of gas fired central heating, double glazed windows, an intruder alarm system, and integral single car garage, the spaciouly proportioned accommodation spans two floors and represents an ideal choice for a growing family. An entrance vestibule and hall with cloakroom provides access to the bright and spacious lounge which boasts a fabulous open outlook and pleasant view of the surrounding countryside. The dining room is on open plan and provides direct access, via French doors, to a large wooden deck in the rear garden. The superbly appointed kitchen is equipped with a comprehensive range of quality, shaker style cabinets in a cherry wood finish, with an adjacent utility room offering direct access to the integral garage, and rear garden. There is also a good sized family room on the ground floor level. On the first floor an attractive master bedroom benefits from generous built-in wardrobe space and a bright en-suite shower room. Completing the accommodation are three further double bedrooms, each with built-in wardrobes, and a family bathroom fitted with modern, white 3-piece suite, over-bath shower, and striking wall tiles. The extensive garden grounds to the front, side and rear of the property are fully landscaped enjoying a particularly private aspect at the rear where a large wooden deck provides an ideal area for al fresco dining and outdoor relaxation. Included in the sale are all floor coverings, window blinds, curtains and light fittings together with all white goods. Certain larger items of furniture are available for sale by separate negotiation, if required, and interior viewings is genuinely recommended to fully appreciate the appeal of this desirable family home.

LOCALITY

Blackburn is a popular village within easy commuting distance, by car or public transport, of Aberdeen city, a short drive from Aberdeen International Airport, and the oil related offices at Bridge of Don, Dyce, Kingswells and Westhill. Within the village amenities include pre-school and primary education, a general store serving everyday needs, a hotel, and a village hall which hosts various activities. A wider choice of retail and leisure facilities are available in Aberdeen or in Inverurie, some 8 miles away by dual carriageway.



ENTRANCE VESTIBULE

Accessed via partially glazed/hardwood front door with glazed side panel. Wall mounted intruder alarm control panel. Glass ceiling light. Laminate wood flooring with matwell. Partially glazed door to hall.

HALL

Shelved understair cupboard with light, housing the electric meter and fusebox. Smoke detector. Staircase to the first floor. Laminate wood flooring.

CLOAKROOM

Fitted with a white wc and wash hand basin on pedestal with tiled splashback. Wall mounted medicine cabinet, glass display shelf and co-ordinating accessories. Extractor fan. Laminate wood flooring.

LOUNGE

16'1" x 11'2" approx

A partially glazed door from the hall leads to the generously proportioned lounge with front facing, bay style window boasting a superb open aspect and view of the surrounding countryside. Attractive décor with plaster coving to the ceiling. Floating wall shelf. Television aerial and telephone points. Full length curtains fitted to wooden pole. Laminate wood flooring.

DINING ROOM

11'7" x 10'2" approx

On open-plan concept with the lounge, the dimensions of this room can comfortably accommodate a full dining suite. Floating wall shelves. French doors provide direct access to a large wooden deck in the rear garden. Full length curtains fitted to metal pole. Laminate wood flooring. Partially glazed double doors to kitchen.

FITTED KITCHEN

16'7" x 9'10" approx

Superbly appointed kitchen fitted with a comprehensive range of shaker style cabinets in a cherry wood finish, complemented by polished chrome handles, contrasting work surfaces and upstands. 1.5 bowl sink with chrome mixer tap, above which is a window overlooking the rear garden. Built-in 5-burner gas hob with glass splashback, and stainless steel chimney style extractor canopy. Eye level electric oven/oven. "LG" American style fridge/freezer with water dispenser, and "Smeg" dishwasher. Two ceiling lights. Slate effect floor tiles. Partially glazed door to utility room.

UTILITY ROOM

8'11" x 8'3" approx

Again fitted with cherry wood larder, base and wall units, stainless steel sink with drainer and mixer tap, worktop accommodation and splashback tiling. "Candy" washing machine and space for tumble dryer. Wall mounted coat hooks. Smoke detector. Spotlight fitting. Slate effect floor tiles and matwell. Partially glazed/hardwood door to rear garden. Door to single car garage.

FAMILY ROOM

16'9" x 9'1" approx

Generously proportioned room featuring attractive décor and co-ordinating roller blind fitted to front facing window. Laminate wood flooring.

FIRST FLOOR

A carpeted staircase leads to the first floor hall where white panelled doors provide access to all rooms on this level. Hatch to loft space. Smoke detector.

MASTER BEDROOM

13' x 9'3" approx

Attractive master bedroom enjoying a pleasant open outlook and front facing view. Ample space for free standing furniture and generous built-in storage facilities within two built-in double wardrobes. Television aerial point. Lighting is by a ceiling light, flush glass fitting, and wall mounted spotlight fitting. Roman blind and full length curtains fitted to metal pole. Laminate wood flooring.

EN-SUITE

Fitted with a white wc and counter-sunk wash hand basin with tiled splashback, both housed within a vanity unit; and double width shower enclosure fitted with wet wall panelling, chrome mains powered shower and sliding glass door. Fitted wall mirror above the vanity unit. White ladder style radiator. Extractor fan. Opaque glass rear facing window. Ceramic floor tiles.

DOUBLE BEDROOM 2

10'7" x 10'5" approx

Located to the front of the home, good sized double bedroom featuring co-ordinating décor, curtains and carpet. Built-in double wardrobe providing hanging and shelving facilities. Television aerial point.

DOUBLE BEDROOM 3

10'6" x 8'9" approx

Enjoying a quiet aspect overlooking the mature rear garden and woodland beyond. Built-in double wardrobe fitted with hanging rail and shelf. Roller blind and curtains fitted to metal pole.

DOUBLE BEDROOM 4

10'5" x 8'1" approx

Again rear facing and benefiting from a built-in double wardrobe. Fitted wall mirror. Television aerial point. Roman blind fitted to window. Laminate wood flooring.

FAMILY BATHROOM

Striking bathroom fitted with a white, 3-piece suite comprising: wc; wash hand basin on pedestal; and bath, above which is a chrome mains powered shower and glass screen. Ceramic wall tiling around the bath and splashback areas. Shaver socket. Opaque glass side facing window with deep display sill. Extractor fan. White ladder style radiator. Ceramic floor tiles.

SINGLE GARAGE

Integral to the home and accessed from the utility room, the garage houses the central heating boiler, has an up and over front door, power, light and water tap. Smoke detector. Wall shelves and storage cabinets.

OUTSIDE

To the front of the property is a loc-bloc driveway with turning point providing convenient off-street parking. Borders hosting mature shrubs and trees. Outside lighting. A wooden gate and paved path provides access to the extensive side and rear gardens which are fully landscaped and enclosed by wooden fencing. Enjoy a particularly private aspect, the child-friendly gardens are filled with an abundance of established plants, shrubs, and trees and a large wooden deck provides an ideal space for al fresco dining or outdoor relaxation. Area of lawn. Wooden shed. Rotary clothes dryer. Sensor operated security lighting.

DIRECTIONS

From Aberdeen travel to Blackburn via the A96. Continue on the dual-carriageway and exit at the roundabout, where indicated, into Blackburn. Continue through the main street turning right after The Leys Hotel, up Fintray Road. Turn second left into Tradlin Circle then veer left again into Tappie Viewing where number 17 is located at the top of the cul-de-sac.

VIEWING

Contact Selling Agents.

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



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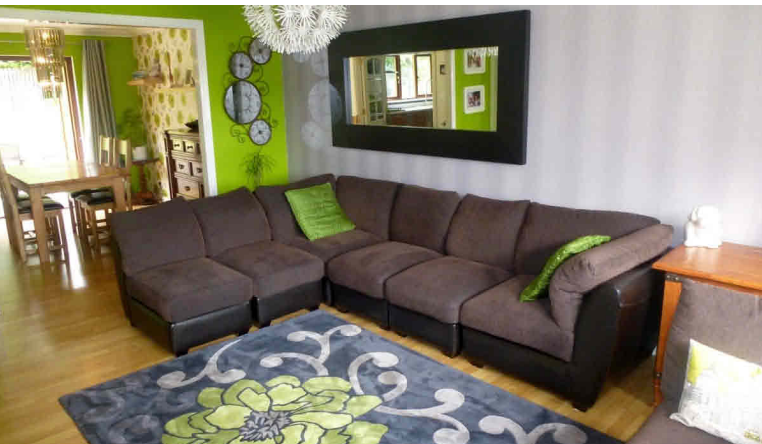


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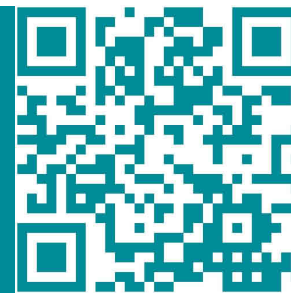
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