



IMPRESSIVE DETACHED DWELLINGHOUSE

1 WESTWOOD PARK
KINELLAR
ABERDEEN, AB21 0JS

ENTRANCE VESTIBULE & HALL
CLOAKROOM
LOUNGE
KITCHEN/DINER
UTILITY ROOM
SUN LOUNGE
MASTER BEDROOM/EN-SUITE
3 DOUBLE BEDROOMS
STUDY/HOME OFFICE
FAMILY BATHROOM
INTEGRAL DOUBLE GARAGE
GCH/DG/INTRUDER ALARM
GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£485,000

We have pleasure in offering for sale this impressive, detached dwellinghouse which is located within a quiet cul-de-sac, in an exclusive development of superior homes. Enjoying a secluded setting surrounded by mature trees on the edge of the popular village of Blackburn, this substantial family home boasts an exceptional level of accommodation spanning two floors, and benefits from the comforts of gas fired central heating, double glazed windows, an intruder alarm system, generous built-in storage facilities throughout, and an integral double garage. The décor throughout is both stylish and tasteful, complemented by panelled oak interior doors and a practical range of quality floor coverings which are included in the sale, together with all bespoke window dressings, light fittings, and integrated white goods. In recent years the en-suite shower room and family bathroom have been fully upgraded to a high standard and fitted with contemporary white sanitary ware, whilst the fabulous open-plan kitchen/diner, has also been re-modelled and boasts an array of sleek German designer cabinets. To fully appreciate the appeal of this truly stunning property, interior viewing is essential, and the ground floor rooms comprise: entrance vestibule and welcoming reception hall with cloakroom/toilet; instantly appealing lounge, the focal point of which is a striking natural stone fireplace incorporating a gas coal effect fire; superbly appointed open-plan kitchen/diner, undoubtedly the "hub" of the home, an ideal space for everyday family living and for hosting large social gatherings; bright sun lounge, a fabulous addition to the home, overlooking the rear garden; and a well equipped utility room, conveniently located off the kitchen and providing direct access to both the garage, and rear garden. A turned, carpeted staircase with carved spindle balustrade ascends from the hall to a galleried first floor landing. The attractive master bedroom enjoys the luxury of a walk-in closet, and smart en-suite shower room. Three further generously proportioned double bedrooms; a front facing study/home office; and luxurious family bathroom with "slipper" bath and recessed shower enclosure completes the accommodation. Outside the gardens are well maintained and laid mainly to lawn, with a loc-bloc driveway providing convenient off-street parking in front of the garage.

LOCALITY

Blackburn is a popular village lying within easy commuting distance, by car or public transport, of Aberdeen City, also a short drive from Aberdeen International Airport, and the oil related offices at Bridge of Don, Dyce, Kingswells and Westhill. The soon to be opened Aberdeen Western Peripheral Route (AWPR) is close by and will facilitate easy access to areas both north and south of Aberdeen. Within the village amenities include a pre-school nursery and new primary school, a general store serving everyday needs, a hotel, and village hall which hosts a variety of activity groups. A wider choice of retail and leisure facilities are available in Aberdeen or in Inverurie, some 8 miles north by dual carriageway, and a new Exhibition and Conference Centre (TECA) will open in 2019, on a site close to the airport.



ENTRANCE VESTIBULE

Accessed via a solid front door with visibility panel and glazed side screen. Wall mounted intruder alarm control panel. Recessed downlighters. Karndeane oak flooring. Partially glazed/oak doors to hall.

RECEPTION HALL

Welcoming hallway with central staircase to the first floor. Understair storage cupboard with light, housing the electricity meter/consumer unit. Built-in cloak cupboard fitted with hanging rail and shelf. Telephone point. Smoke detector. Karndeane oak flooring.

CLOAKROOM

Fitted with a white wc and wash hand basin on pedestal with mixer tap and tiled splashback. Co-ordinating chrome accessories. Recessed downlighters and extractor fan. Opaque front facing window fitted with roman blind. Karndeane oak flooring.

LOUNGE

20'10" x 15'4" approx

From the hall, partially glazed double doors open into the instantly appealing lounge which boasts front and side facing windows, with a striking natural stone fireplace incorporating a gas living flame fire providing a pleasing focal point. The tasteful décor is enhanced by a co-ordinating carpet, roman blinds, and full length curtains fitted to a metal pole. Two chrome/glass ceiling lights. TV aerial point with satellite connection. Partially glazed/oak doors to kitchen/diner.

KITCHEN/DINER

28'2" x 13'3" approx

Fabulous open-plan space, undoubtedly the "hub" of the home, ideal for everyday family living and for hosting large social gatherings. The kitchen has been re-modelled in recent years by "Kitchens International" and boasts a comprehensive range of sleek German designer cabinets in a white, high-gloss/pale wood finish complemented by a coloured splashback, under-unit lighting, and co-ordinating "Corian" work surfaces, incorporating a peninsular unit which provides informal dining facilities. Stainless steel sink with mixer and boiling taps, above which is a large rear facing window which overlooks the garden. Integrated appliances include "Siemens" induction hob with integral extractor hood above; three eye-level ovens: conventional, fan-assisted with grill, and microwave; "Bosch" dishwasher; upright refrigerator, and freezer. Built-in wine cooler. The diner features a bold accent wall, side facing window fitted with roman blind, and provides ample space to accommodate a family sized dining table and chairs. Lighting is by several recessed downlighters, and the floor is laid in white quartz tiles. Doors to hall and utility room.

SUN LOUNGE

15'10" x 13'2" approx

Superb addition to the home, on semi open-plan concept with the kitchen/diner. Glazed on three sides, with French doors opening onto the rear garden, this particularly bright room offers an ideal space for quiet relaxation. TV aerial point. Micro venetian blinds fitted to the windows. Recessed downlighters controlled by dimmer switch. White quartz floor tiles with under-floor heating.

UTILITY ROOM

11'4" x 7'3" approx

Conveniently located off the kitchen, and providing direct access to both the rear garden and garage, the utility room is fitted with white floor units, worktops, and sink. Wall mounted central heating boiler. Extractor fan and recessed downlighters. Rear facing window. White quartz floor tiles.

FIRST FLOOR

A turned, carpeted staircase with carved spindle balustrade ascends from the hall to the galleried landing where oak panelled doors provide access to all rooms on the first floor. Built-in shelved linen cupboard. Several recessed downlighters, and two smoke detectors. Front facing window.

MASTER BEDROOM

17' x 12'6" approx

This attractive front facing bedroom enjoys a pleasant outlook towards mature woodland, and affords ample floor space to accommodate a range of free standing furniture. The tasteful décor is enhanced by a co-ordinating carpet and roman blind, and lighting is by two contemporary ceiling lights and recessed downlighters. Wall mounted intruder alarm control panel. Telephone point. **WALK-IN CLOSET:** Carpeted closet fitted with floor to ceiling shelves, hanging rails, and recessed downlighters, with hatch access to loft space. **EN-SUITE: 9'6" x 4'11" approx.** Smart shower room fitted with contemporary white sanitary ware, comprising: wc; wall mounted vanity cabinet incorporating a wash basin with mixer tap; and recessed shower enclosure fitted with mains powered shower with fixed and flexible heads, and glass sliding door. Chrome ladder style radiator. Wet-wall panelling within the shower enclosure and to dado height elsewhere. Mirrored wall above the vanity basin, and large fitted linen/toiletry cupboard. Recessed downlighters. Karndeane floor tiles.

DOUBLE BEDROOM 2

19' x 15'4" approx

Enjoying a quiet aspect to the rear of the home, this generously proportioned L-shaped room displays bold décor with co-ordinating curtains fitted to window, and neutral coloured carpet. TV aerial point. Recessed downlighters and pendant light fitting.



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DOUBLE BEDROOM 3

19' x 11' approx

Another L-shaped room, this time front facing with co-ordinating décor, roller blind and carpet. TV aerial point. Recessed downlighters and pendant light fitting.

DOUBLE BEDROOM 4

12'11" x 10'4" approx

This delightful, rear facing room enjoys an open aspect with leafy outlook to the rear of the property, and benefits from two built-in wardrobe which provide ample hanging and shelving facilities. TV aerial point. Pendant light fitting. Roller blind fitted to window, and carpeted floor.

STUDY/HOME OFFICE

7'8" x 6'10" approx

Ideal study/home office with front facing window, fitted wall shelf and TV aerial point. Pendant light fitting, roman blind to window, and carpeted floor.

FAMILY BATHROOM

10'7" x 8'2" approx

Luxurious bathroom fitted with contemporary sanitary ware in a white finish, comprising; wc; vanity unit incorporating a wash basin with mixer tap; "slipper" bath with mixer/shower tap; and walk-in shower enclosure fitted with mains powered shower with fixed and flexible heads, and glass screen. Quality ceramic tiling within the shower enclosure, to dado height on the walls, and to the floor. Shaver socket and mirror fronted medicine cabinet above the vanity unit. Wall mounted linen/toiletry cabinet. Recessed downlighters and extractor fan. Chrome ladder style radiator. Opaque rear facing window.

OUTSIDE

To the front of the property is a large area of lawn, and a loc-bloc driveway which provides convenient off-street parking for two cars in front of the garage. Carriage and sensor activated security lights. Wall mounted metal mailbox. A wooden gate and paved path at the side leads round to the rear garden which is fully enclosed by wooden fencing and enjoys a particularly private and secluded aspect. Laid mainly in grass, with paved path around the edge, and stone chipped area to the side. Rotary clothes dryer. External power point. Carriage light.

DOUBLE GARAGE

Integral to the home, the two car garage has twin remotely controlled front doors, has fitted storage units and benefits from power, light and a water supply.

DIRECTIONS

From Aberdeen travel to Blackburn via the A96. From the dual-carriageway exit from the roundabout, where indicated, into Blackburn. Continue through the main street turning right where signposted "Hatton of Fintray". Turn first left into Old Turnpike Road then turn left into Westwood Park where number 1 is the first house on the left hand side of the cul-de-sac, clearly identifiable by our "For Sale" board.

VIEWING

Tel 07771 531305

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.

