



SELF-CONTAINED  
UPPER APARTMENT

8 SCOTSMILL COURT  
BLACKBURN, AB21 0EP

HALL

LOUNGE

FITTED KITCHEN

2 DOUBLE BEDROOMS

BATHROOM

GAS CH/DG

DESIGNATED PARKING SPACE



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£160,000**

## DESCRIPTION

Forming part of a popular development of modern homes within the thriving village of Blackburn, this is a two bedroom, self-contained, upper apartment. Offering a good level of accommodation, ideal for a first time buyer or couple, the home benefits from gas fired central heating, double glazing, and ample parking facilities within a residents' car park. The rooms comprise: entrance hall with storage cupboard, well proportioned lounge with rear aspect, fitted kitchen, 2 good sized double bedrooms, and a bathroom with white 3-piece suite, and over-bath shower. All carpets, floor coverings, window blinds, curtains, light fittings, and white goods in the kitchen are included in the sale, and interior viewing is recommended.

## LOCALITY

Blackburn is a small 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 Dyce and Bridge of Don. 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.



## HALL

Accessed via partially glazed front door, the entrance to the home benefits from a built-in cloak cupboard which houses the electric meter. Smoke detector. A carpeted staircase leads to the upper floor where white panelled doors provide access to most rooms. Hatch to loft space. Built-in cupboard housing electric fusebox.

## LOUNGE

14'8" x 11'3" approx

Comfortably proportioned, rear facing room with striking feature wall, co-ordinating roman blind fitted to window, and oak flooring. Television aerial and two telephone points. Door to kitchen.

## FITTED KITCHEN

8'10" x 6' approx

Fitted with a range of light wood effect base, eye level and drawer units finished with brushed chrome handles, black granite effect worktops, and contrasting splashback tiles. Stainless steel sink and drainer with mixer tap. 4-burner gas hob with stainless steel chimney style extractor canopy above, and electric oven/grill below. The fridge/freezer and washer/dryer will remain. Wall mounted central heating boiler. Rear facing window. Ceramic floor tiles.

## DOUBLE BEDROOM 1

12'2" x 9'8" approx

With pleasant open outlook to the front, this bright bedroom benefits from a built-in cupboard with shelf unit. Telephone point. Co-ordinating carpet and curtains.

## DOUBLE BEDROOM 2

10'7" x 8'5" approx

Again front facing and featuring neutral decor, with co-ordinating carpet and curtains.

## BATHROOM

Fitted with a white wc; wash hand basin in vanity unit; and bath, above which is a chrome mains powered shower and glass door. Ceramic wall tiles around the bath and splashback areas. Shaver socket. Extractor fan. Flush Glass ceiling light. Ceramic floor tiles. Side facing window.

## OUTSIDE

External store. Designated parking space within residents' car park, and ample space for visitors' parking facilities

## DIRECTIONS

From Aberdeen travel to Blackburn via the A96. Continue on the dual-carriageway and exit at the roundabout where

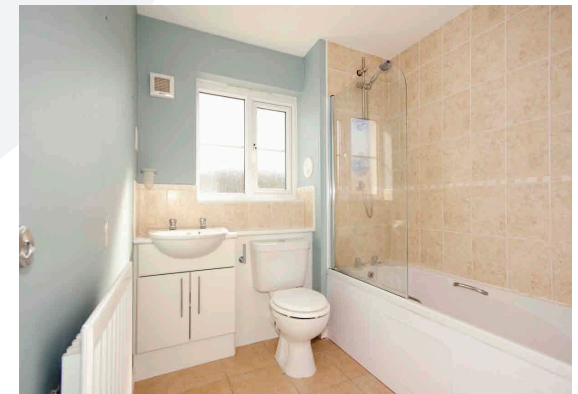
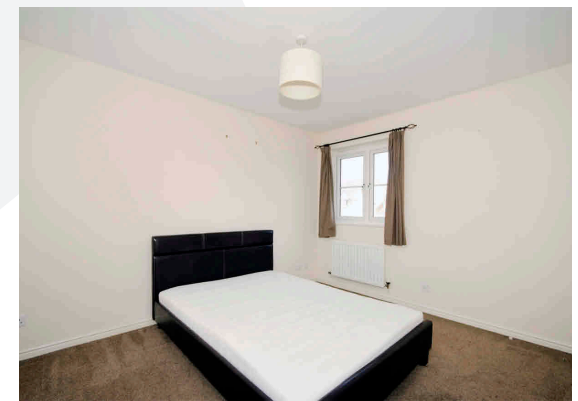
indicated into Blackburn. Travel through the village, turning right into Fintray Road and right again into Scotsmill Crescent. Scotsmill Court is located straight ahead, with number 8 clearly identifiable.

## 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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