



# Blackdog Farmhouse

Blackdog, Bridge of Don, Aberdeen, AB23 8BT



mackinnons  
solicitors

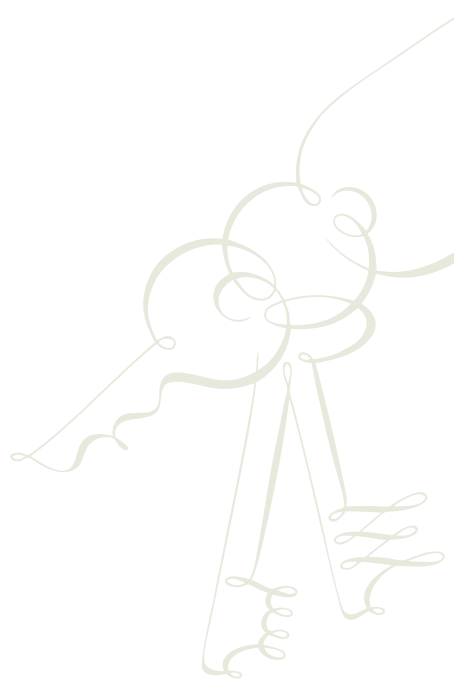


## Blackdog Farmhouse

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Versatile, traditional, four bedroom farmhouse situated within the peaceful countryside setting of Blackdog, yet only minutes drive from Aberdeen city centre and Bridge of Don. Situated within a large plot of approx. 0.5 acres, there is the opportunity to further extend the farmhouse, subject to obtaining the necessary consents. The property has been extensively restored prior to and during the current owner's occupancy, and the resultant existing living accommodation is extremely spacious, making for a wonderful family home with the local countryside and beachfront within easy walking distance.

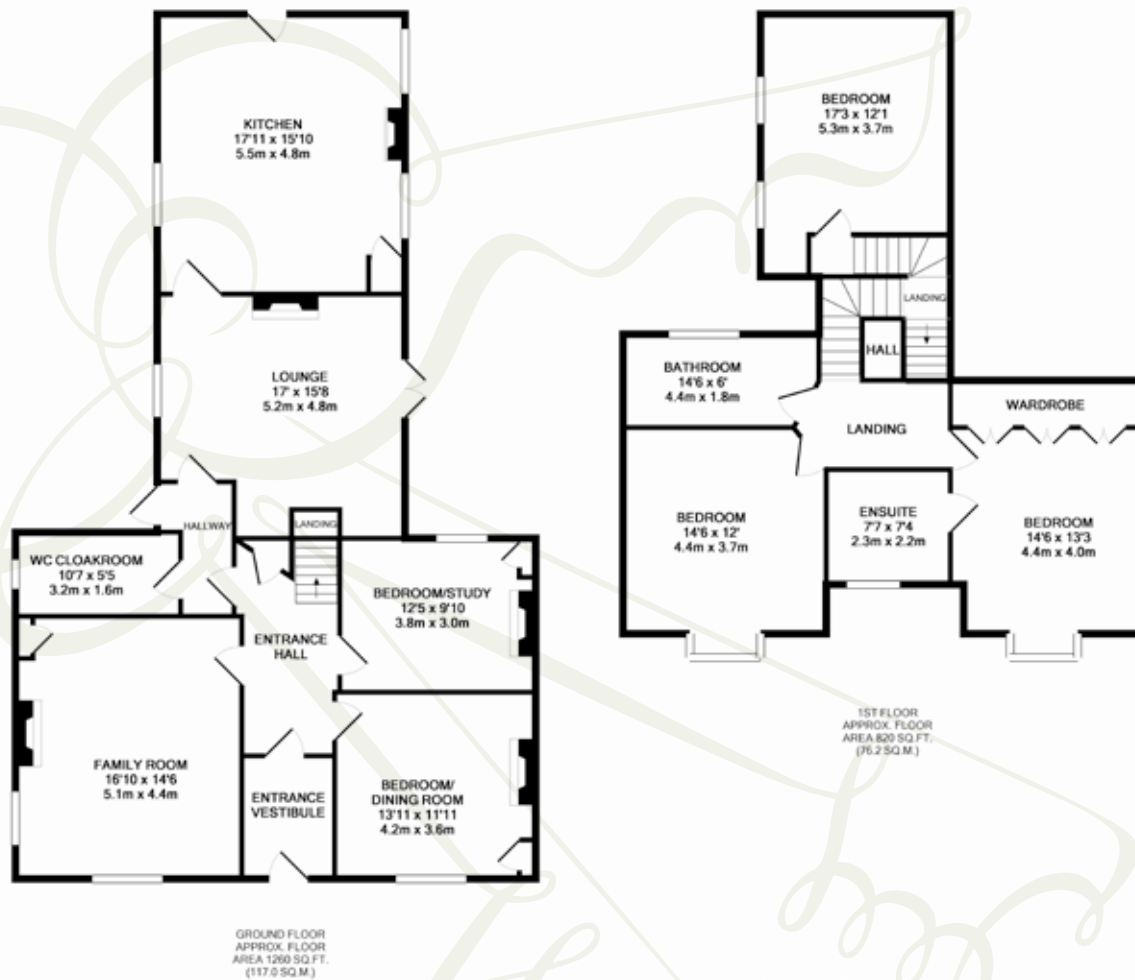




The main door leads into the entrance vestibule and thereafter into the welcoming reception hall. The bright family room features an eye catching fireplace. Bedroom Four also features an ornate fireplace and could also be used as a formal dining room. The well proportioned study provides views over the courtyard. A further exterior door provides access outside, while the WC cloakroom includes a two piece suite. The lounge is a warm room with a wood burning stove and French doors to the courtyard. The impressive dining kitchen has ample space available for a dining table set. On the mezzanine floor is Double Bedroom Three. On the first floor, the Master Bedroom features a range of fitted wardrobes and an En Suite shower room. Bedroom Two enjoys South facing views. The family bathroom includes a four piece suite with shower over the bath. The property is situated within well maintained and extensive grounds of approx. 0.5 acres. The courtyard is ideal for "al fresco" dining and includes a well established herb garden and potting shed. The double garage and gravelled driveway provide ample parking facilities.

- Four Bedrooms
- Situated in approx. 0.5 acres
- Gas Central Heating
- Double Glazing





## Terms

### Council Tax

Band G

### EPC

Band D

### Entry

By arrangement

### Viewing

Solicitors on 01224 868687

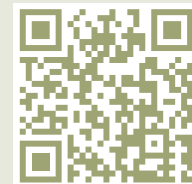


NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

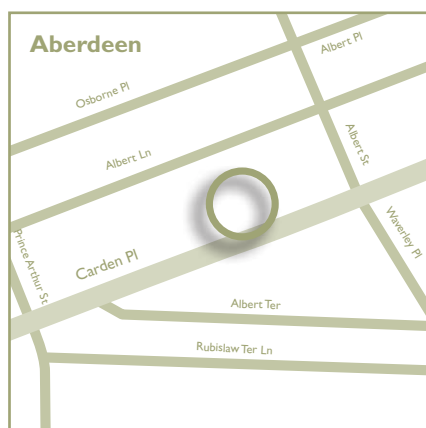
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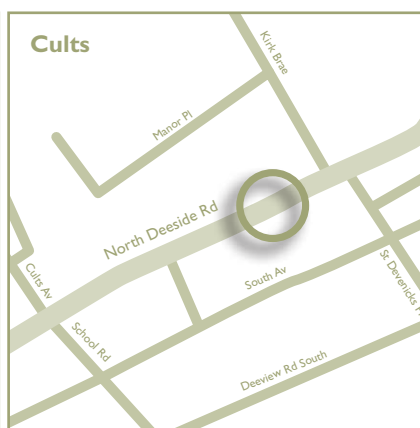
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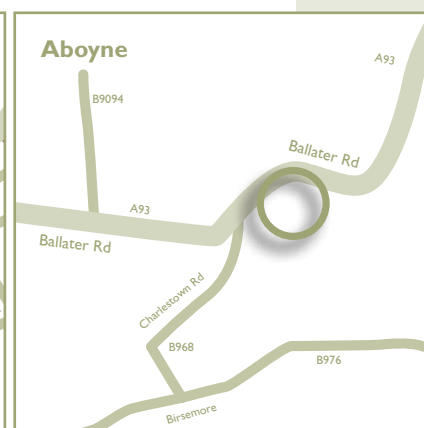
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