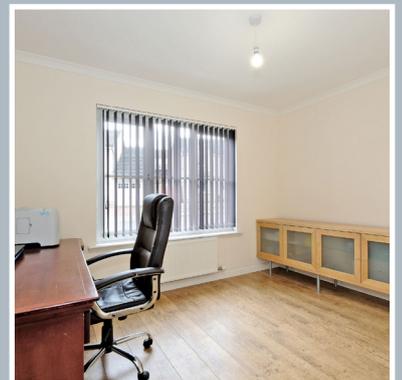




12 Badger Rise

Blackburn, Aberdeenshire AB21 0TY



mackinnons
solicitors



Entered via a part glazed door into a reception hall the accommodation is accessible with a carpeted staircase to upper and lower levels.

Storage cupboard provides extra storage. Cloakroom with white WC and wash hand basin. A utility room has a free-standing washing machine and tumble dryer which will be included in the sale. Stainless steel sink. A partially glazed door leads out to the rear garden. A storage cupboard provides additional storage facilities. Completing the ground floor accommodation is a generously proportioned room overlooking the property frontage. Currently being used as a home office, this versatile room could be equally suitable as a separate dining room or as a bedroom.

A staircase leading to the lower level provides access to the dining kitchen and the lounge. Double glass doors lead into the dining kitchen which has views over the countryside. With an extensive range of base and wall units with co-ordinating work surfaces with tiling above, stainless steel sink with mixer tap, integrated four ring gas hob with electric oven below and extractor above set into stainless steel canopy, integrated fridge/freezer and dishwasher. Ample space for dining furniture, French doors lead out to the raised decking area with steps leading down into the rear garden.

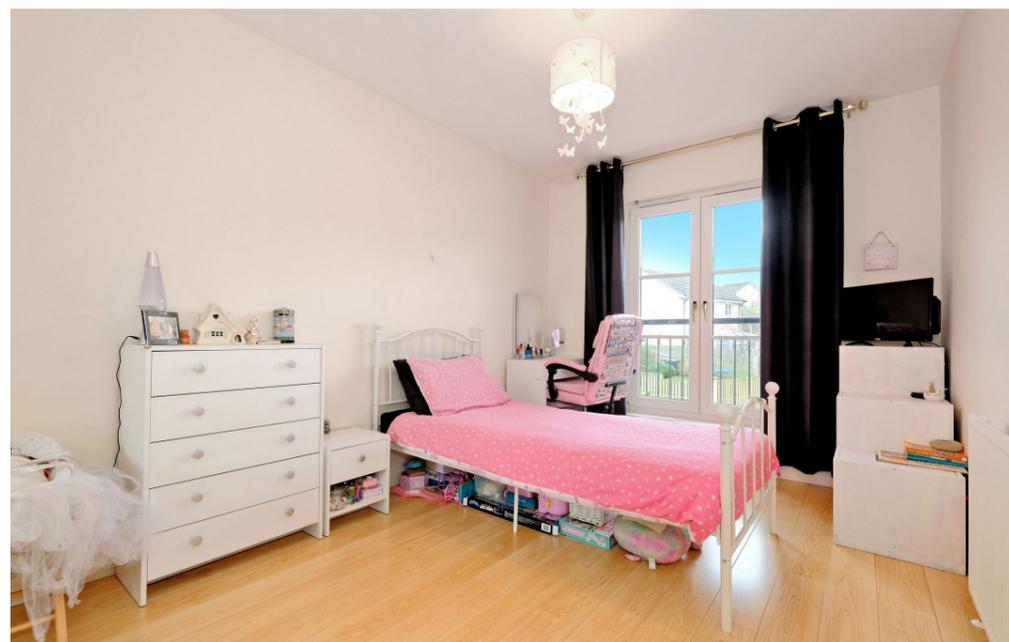
A tasteful lounge with a window overlooking the rear garden which enjoys views over the countryside. A particular feature is the wall mounted gas fire.

A cupboard in the hallway provides extra storage.

We are pleased to bring to the market this four/five bedroom detached property located in the highly desirable "Brockwood Park" development in the welcoming village of Blackburn.

Offering accommodation over four levels with a layout and design compatible with modern lifestyles. The property also enjoys the benefits of gas central heating, double glazing, a spacious dining kitchen with views over the surrounding countryside, principal bedroom with en-suite shower room and a raised decked area with steps leading down to the rear garden.





Returning to the hallway the staircase leads to the upper level. A storage cupboard provides extra storage facilities. A double bedroom complete with fitted wardrobes with mirrored doors. Completing the accommodation on this level is the family bathroom.

A staircase provides access to two further double bedrooms. Both have built-in wardrobes with mirrored doors. A storage cupboard in the hallway provides extra storage space.

Returning to the upper landing a further staircase leads up to the principal bedroom with en-suite. The landing provides access to the attic via a ceiling hatch. To the property frontage is the principal bedroom, benefitting from a large walk-in wardrobe. A well appointed en-suite shower room.



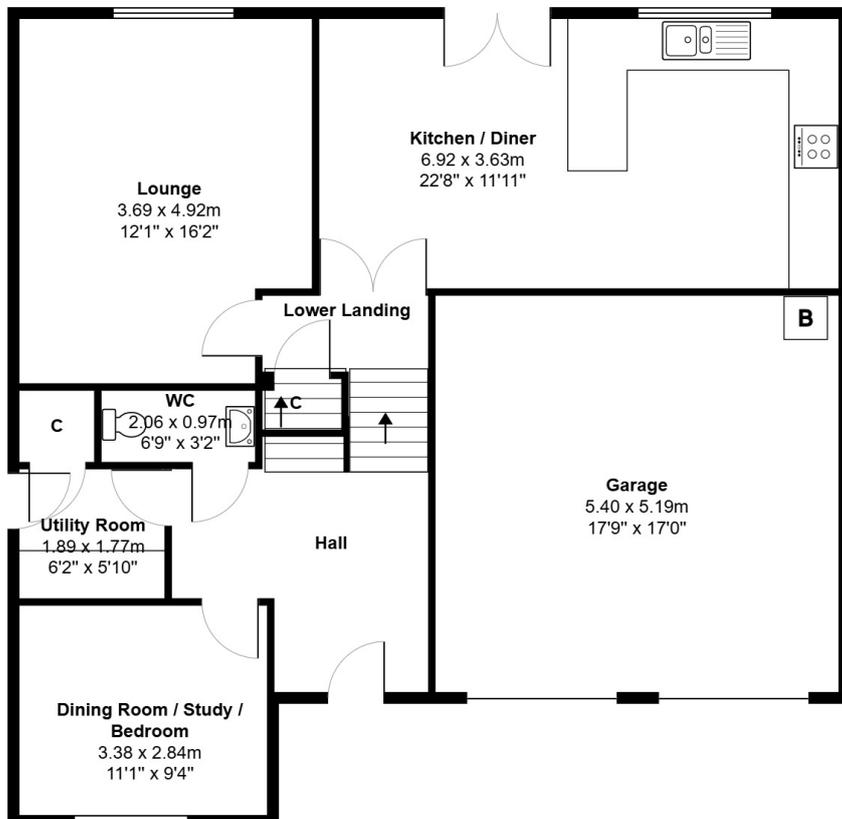
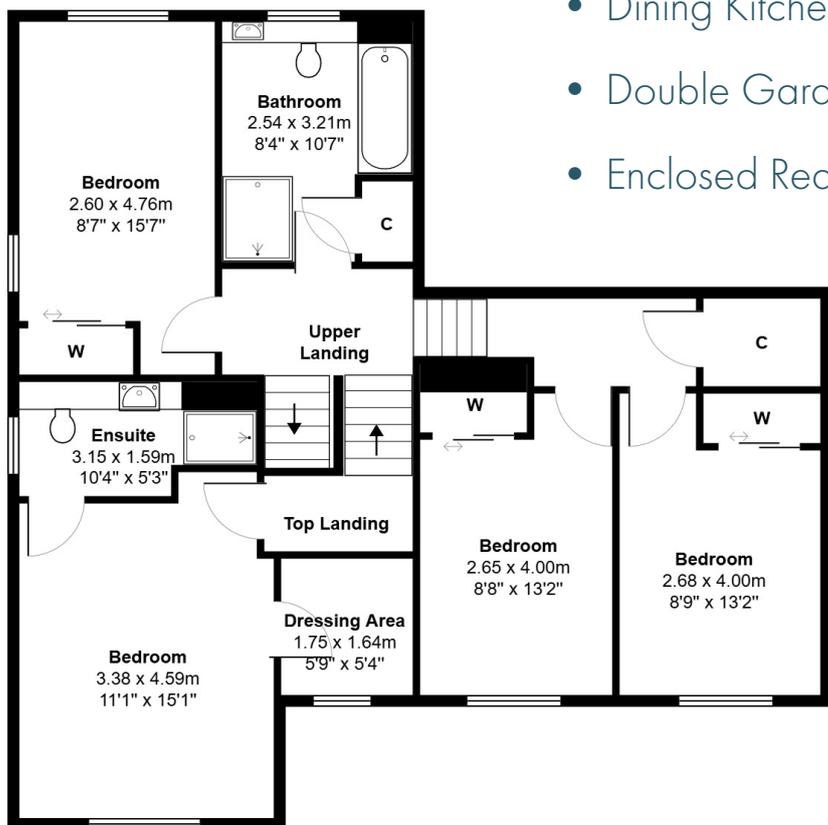
The double garage is accessible from the driveway which has parking for several cars. Twin up and over doors, lead into the garage which has power, light and houses the central heating boiler. The front garden is mainly laid to lawn. A gate to the side of the property leads down steps to the rear garden.

Accessed through French doors from the dining kitchen the fully enclosed rear garden with fencing providing privacy is mostly laid to lawn with patio area and raised decking. The decking provides ample space for outdoor dining. A wooden summer house complete with power and light is to be included within the sale. All carpets, curtains, blinds, light fittings, white appliances and summer house will be included in the sale.



- Gas Central Heating
- Double Glazing

- Mains Drainage
- Four Double Bedrooms
- Dining Kitchen with Open Views
- Double Garage
- Enclosed Rear Garden



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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