

# STEWART & WATSON

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## 3 LEYS GARDENS BLACKBURN AB21 0XS



### *Detached Four Bedroom Dwellinghouse with Single Garage*

- Lounge, Dining Kitchen & Conservatory
- Four Bedrooms, Cloakroom & Family Bathroom
- DG & GCH
- Garden to front & rear
- Ideal Family Home

***Offers Over £239,000***

***Home Report Valuation £245,000***

[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)

## **TYPE OF PROPERTY**

Situated within a residential area in a cul de sac location in Blackburn, offering easy access to the City Centre, Dyce, Westhill and Kingswells Industrial Estates, this Four Bedroom Detached Dwellinghouse offers a generous level of accommodation and enjoys the benefits of Double Glazing, Gas Central heating with a new boiler installed last year, and solid oak doors to the ground floor. The accommodation is thoughtfully laid out over two floors and comprises of Entrance Porch, Hallway, Lounge, Dining Kitchen, Conservatory and Cloakroom on the ground floor. First floor accommodation includes four bedrooms and a family bathroom. Outside a lock block driveway provides off street parking and leads to the single garage. Garden to front and rear.

## **ACCOMMODATION**

### **Entrance Porch**

Access to the property is at the side via a partial glazed door and side screens. Tiled flooring and door leading to the hallway.

### **Hallway**

A welcoming hallway with stairs leading to the first floor accommodation. Under stair cupboard housing the electric fuse box. Telephone point. Central heating radiator and laminate flooring.



### **Lounge**

**19' 3" x 11' 8"**  
(5.87m x 3.56m)

Overlooking the front the property and accessed via double solid oak doors from the hallway, the spacious lounge has space to accommodate a variety of furniture. A particular feature is the gas fire (it is believed that the fire is not connected) with wooden surround making this an attractive focal point of the room. Television point, central heating radiator and laminate flooring.



## Dining Kitchen

**19' 3" x 10' 7"**  
(5.87m x 3.23m)

The bright and airy modern dining kitchen is fitted with a good range of base and eye level units incorporating sink with mixer tap, splashback and coordinating work surfaces. The units further incorporate a Range style cooker with sloping canopy above. Integrated dishwasher, washing machine and tumble drier. *The American style fridge freezer and dining table and chairs are available through separate negotiation.* Central heating radiator and laminate flooring. Double doors leading to the conservatory.



## Conservatory

**11' 4" x 8' 5"**  
(3.45m x 2.57m)

This bright and airy room with vertical blinds is an excellent addition to the property and gives direct access to the garden. Television and sky connections, central heating radiator and laminate flooring.





### **Cloakroom**

Fitted with white suite comprising w.c., wall mounted wash hand basin. Frosted glass window to the side. Laminate flooring.

### **FIRST FLOOR ACCOMMODATION**

A carpeted staircase leads to the first floor and gives access to the remaining accommodation. Window at top overlooking a grassed amenity area. Hatch to part floored accessed via a Ramsey ladder, which houses the central heating boiler. Shelved cupboard.

### **Master Bedroom**                      **12' 0" x 10' 2"** (3.66m x 3.10m)

A pleasant room located to the front of the property and benefiting from two built in wardrobes incorporating hanging rail and shelf space fronted by sliding mirrored doors. Space allows for freestanding furniture. Telephone point, central heating radiator and laminate flooring.



### **Bedroom 2**                              **10' 4" x 8' 6"** (3.15m x 2.59m)

Located to the rear of the property, this good sized room benefits from built in wardrobe incorporating hanging rail and shelf space. Central heating radiator and fitted carpet.



**Bedroom 3**

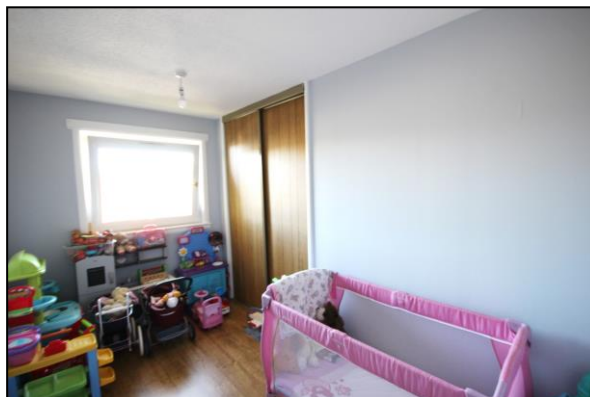
**10' 8" x 8' 7"**  
(3.25m x 2.62m)

A bright room located to the rear of the property with space to accommodate freestanding furniture. Central heating radiator and fitted carpet.

**Bedroom 4**

**12' 1" x 6' 6"**  
(3.91m x 1.98m)

Currently being utilised as a playroom, this room benefits from a built in wardrobe incorporating hanging rail and shelf space. Central heating radiator and laminate flooring.

**Family Bathroom**

Fitted with white suite comprising concealed w.c., and wash hand basin set into vanity unit. Bath with shower above and screen to side. Ladder style radiator and laminate flooring.



## OUTSIDE

A lock block driveway provides off street parking for a few vehicles and leads to the single garage with up and over door, power and light. The front garden is mainly laid in grass incorporating a few trees. A lock block path continues round to the rear garden. The split level south facing rear garden incorporates a raised area laid in grass with borders and trees, raised decking area ideal for summer BBQ's. Outside tap. Further decking area. Wooden shed will remain.



## SERVICES

Mains electricity, water and drainage. Gas  
Central heating

## ITEMS INCLUDED

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain. The integrated washing machine, dishwasher and tumble drier are included. The American style fridge freezer and dining table and chairs will be available by separate negotiation.

**Council Tax Band** E

**EPC Band** D

**Entry** By arrangement

## Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

## Email

oldmeldrum.property@stewartwatson.co.uk

## Offers

All offers should be submitted in writing to our Oldmeldrum Office.

## LOCATION

Blackburn is a quiet village only 9 miles North West of Aberdeen city and is surrounded by beautiful countryside. Dyce, Bridge of Don and Aberdeen airport are easily accessible with regular public transport readily available. Within the village there is a primary school, local shop, sports and leisure hall. Inverurie with its wealth of amenities is approximately 8 miles north

## REFERENCE

Oldmeldrum/DDP/H22



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