



12 Bishop Forbes Crescent, Blackburn, Aberdeen
AB21 0TW

Offers over £190,000

DETACHED TWO BEDROOM/TWO PUBLIC ROOM BUNGALOW WITH OFF STREET
PARKING AND GARAGE

Stronachs

12 Bishop Forbes Crescent, Blackburn, Aberdeen AB21 0TW

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this DETACHED TWO BEDROOM, TWO PUBLIC ROOM BUNGALOW in the ever popular village of Blackburn. Benefitting from central heating and full double glazing, the property is in need of some redecoration but is a fantastic opportunity to purchase a home and make it completely your own. The accommodation comprises: Entrance Vestibule; Inner Hall; Lounge to front; two Double Bedrooms; Dining Room, Kitchen and Wet Room. There is off street parking on the driveway which leads to the Single Garage. Enjoying an elevated position within the development, it is believed that, on obtaining any necessary Permissions, it would be possible to extend the house either upwards to appreciate the open views to the front, or extend to the rear and still retain a decent sized garden. The gardens to both front and rear are designed for ease of maintenance.

Blackburn is an established village which lies to the north west of Aberdeen in a lovely setting with open countryside all around. The city centre, the airport and the commercial offices at Dyce, Kingswells and Westhill are all easily accessible. The market town of Inverurie is also close by. The village has a private nursery, modern build primary school, post office, a grocery shop, pharmacy, a hotel/restaurant and a community hall which offers various activities.

ENTRANCE VESTIBULE & INNER HALL



Accessed via part glazed door with glazed side panel, there is a ceiling light fitting and meter cupboard. A glazed door with glazed side panels leads to the Inner Hall, which has a telephone point, smoke alarm and hearer, and hatch to Loft space. Built-in airing cupboard housing hot water tank.

LOUNGE 17' 0" X 13' 4" (5.18M X 4.06M)



Good sized Lounge with picture window to front allowing natural light and open views. Brick built fireplace with built in electric fire and additional heater. Ceiling light fitting with fan. Television point.

BEDROOM 1 10' 6" X 9' 7" (3.20M X 2.92M)



Double Bedroom with window to front, benefiting from built-in double wardrobe allowing hanging and shelf storage, and additional freestanding wardrobe which is to remain. Ceiling light fitting, television point and heater.

BEDROOM 2 11' 3" X 10' 6" (3.43M X 3.20M)



Double Bedroom to the rear of the property, again benefiting from built-in double wardrobe allowing hanging and shelf storage, and additional fitted wardrobe with sliding doors. Ceiling light fitting, heater and telephone point.

WETROOM 7' 9" X 5' 11" (2.36M X 1.80M)



Aqua panelled and fitted with a three piece suite comprising walk in shower area, wash hand basin and Closomat wash and dry toilet pedestal. Window to rear allowing natural light. Ceiling light fitting and heater.

DINING ROOM 11' 6" X 7' 9" (3.51M X 2.36M)



With dual access from the Hall and Kitchen, the Dining Room has French patio doors to the rear providing access to the garden. Two wall lights and heater.

KITCHEN



Fitted with a range of wall and base units with complementing work surfaces incorporating breakfast bar. The white goods, namely fridge/freezer, washer/dryer and cooker with hood are to remain, as is the wall mounted television. Inset sink and drainer below window to rear. Ceiling light fitting and heater. Upvc part glazed door to the side.

EXTERNAL



The garden to the front of the property is laid with stone chips and some mature shrubs. A driveway allows off street parking for a number of cars and leads to the Single Garage.

The fully enclosed rear garden is again designed for ease of maintenance with tiered beds and large slabbed patio area. Enjoying an elevated position within the development, it is believed that, on obtaining any necessary Permissions, it would be possible to extend the house either upwards to appreciate the open views to the front, or extend to the rear and still retain a decent sized garden. The garden shed is to remain. External water tap.

GARAGE



The Single Garage has a driveway to front, with up and over door, power and light. Pedestrian access is also gained from the garden.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale together with the white goods in the Kitchen and the usual fixtures and fittings in the Wetroom.

COUNCIL TAX BAND - E

EPC BANDING - F



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