



24 Brockwood Crescent,
Blackburn, Aberdeen AB21 0JZ

**ledingham
chalmers**
estate agency



Lounge



Kitchen



Utility Room

Three bedroom detached dwellinghouse with garage

- Generous family accommodation set over two floors
- Driveway to front leading to Garage
- Secluded Garden to rear with sizeable patio area
- Three good sized Double Bedrooms, one with En Suite
- Bright and airy Lounge with peaceful aspect to rear
- Well equipped Kitchen with space for dining furniture



Three beds.



Two bathrooms.



Two public rooms.

Located in the popular residential area of Blackburn, we are delighted to present for sale this spacious three bedroom detached dwellinghouse with garage.

With the modern conveniences of gas central heating and double glazing this is the perfect property for those looking to upsize and early internal viewing is essential to fully appreciate the accommodation on offer.

Upon entry, the lengthy hallway allows access to the bright and spacious dining room which enjoys a front facing aspect and could easily be utilised as bedroom four if desired.

The generous lounge is peacefully located to the rear and enjoys a pleasant outlook over the secluded garden. This room is the ideal space for entertaining with French doors opening out to the rear garden.

The good sized kitchen is fitted with a range of base, wall and drawer units with co-ordinating work surfaces with tiled splashback behind. The kitchen incorporates a range of integrated appliances and has ample space for dining furniture as desired. A handy utility room is located off the kitchen, offering further storage space and capacity for laundry appliances.

A cloakroom toilet completes the ground floor accommodation.



Dining room



Bedroom



Bedroom



Bedroom

A curved carpeted staircase leads to the upper floor where you will find the spacious main bedroom which boasts ample built in storage, attractive Juliet balcony and an en suite shower room.

There are two further good size bedrooms, one of which boasts excellent built in storage. Completing the accommodation is the family bathroom fitted with a three piece suite.

Externally, the driveway provides off street parking and leads to the single garage. There is an area of lawn to the front and a gate provides access to the rear garden. The rear garden is a large, fully enclosed garden that boasts a sizeable patio area, ideal for al fresco dining in the summer months. The remainder of the garden is laid in stone chippings for low maintenance and surrounded by colourful shrubs, trees and plants.

Accommodation

Hallway	6'0" x 13'10"	1.83m x 4.22m
Dining Room	8'3" x 10'2"	2.52m x 3.1m
WC	5'7" x 3'1"	1.7m x .94m
Lounge	13'1" x 11'10"	3.99m x 3.61m
Kitchen	8'11" x 11'10"	2.72m x 3.61m
Utility Room	6'0" x 6'8"	1.83m x 2.03m
Garage	9'10" x 15'7"	3m x 4.75m
Bedroom	12'7" x 9'7"	3.84m x 2.92m
En Suite	9'3" x 5'2"	2.82m x 1.58m
Bedroom	12'8" x 9'6"	3.86m x 2.9m
Bedroom	9'11" x 9'5"	3.02m x 2.87m
Bathroom	5'11" x 6'0"	1.8m x 1.83m



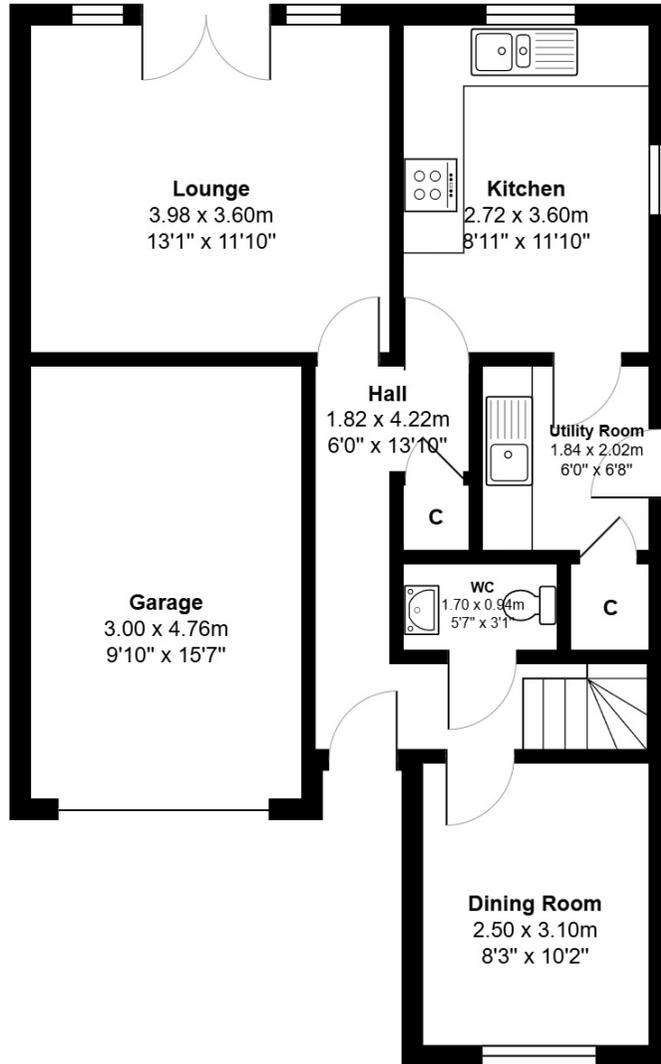
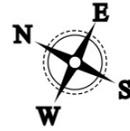
Rear Garden



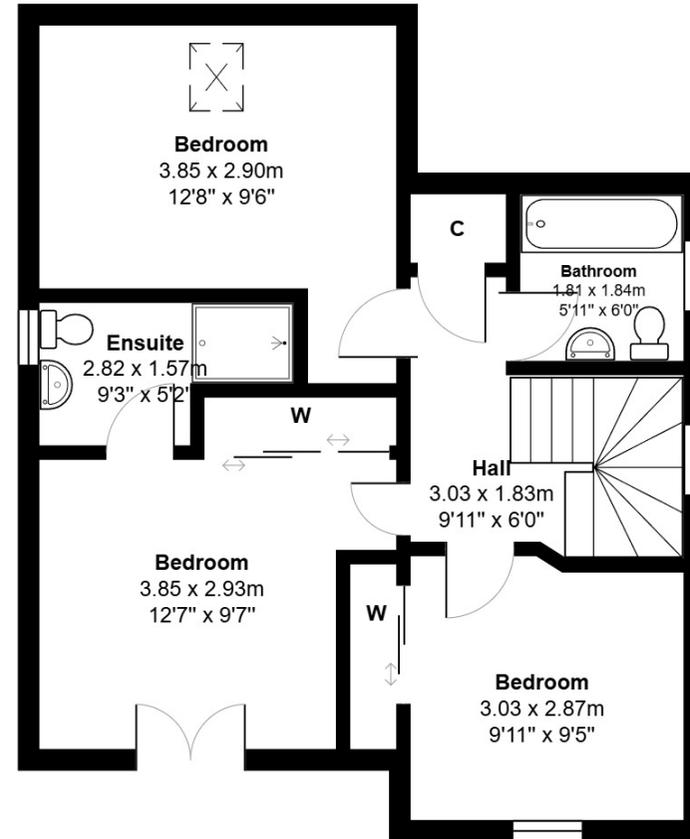
Views

Floorplan

24 Brockwood Crescent



Ground Floor



First Floor

Directions

Leave Aberdeen heading in a westerly direction via the A96 dual carriageway, and turn right at the first roundabout signposted "Blackburn". Proceed through the main street and turn right into Fintray Road. Continue well ahead, turning left into Brockwood Park, and Brockwood Crescent is the first turning on the right.

Location

Blackburn is a quiet village only 9 miles North West of Aberdeen city and is surrounded by beautiful countryside. The AWPR, Dyce, Bridge of Don, Aberdeen airport and the city centre are easily accessible with regular public transport readily available. Within the village there is both a nursery and primary school, local shop, hotel & bar, pharmacy, sports and leisure hall, Starbucks and there are a wide range of sporting and recreational attractions available in the area.

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.

Arrange a viewing

Viewing By appointment telephone 07854 715849 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com