

Scotsmill Avenue, Blackburn, Aberdeen, Aberdeen, Aberdeenshire,
AB21 0HR

£1,400 Per Month

Call 01224 505050



WELL PRESENTED FOUR BEDROOM DETACHED HOUSE WITH GARAGE –AVAILABLE IMMEDIATELY

This nicely presented 4-bedroom detached dwelling house is available immediately and would represent an excellent rent for the growing family. The property is finished to a high standard of specification. Early viewing is highly recommended.

The accommodation comprises of a welcoming hallway which leads to the dining room, lounge, beautifully appointed fitted Kitchen, cloakroom and a garage converted to an office on the ground floor level. Gas central heating and Double glazing. On the first floor, there is the Master Bedroom with en-suite bathroom, three further good sized Bedrooms and family Bathroom.

Externally, the property has its own driveway with parking and a single garage which has been partitioned for office use making it convenient for working from home. The enclosed large rear garden which forms an ideal and safe playing area for children is partly laid to lawn with astro turf and partly decked. Early viewing is highly recommended.

Blackburn is a popular village which is well linked to Aberdeen City and with easy access to the AWPR. The location is particularly convenient for those commuting Dyce Airport and for the oil and industrial centres, as well as at Bridge of Don and Westhill. Within thriving community there is a primary school, local shop, sports and leisure hall. A wider choice of retail and leisure facilities can be found in nearby Dyce or Inverurie

Scottish Agent Open Register Number LARN1903067

Landlord Registration Number - Pending



Open House Aberdeen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	