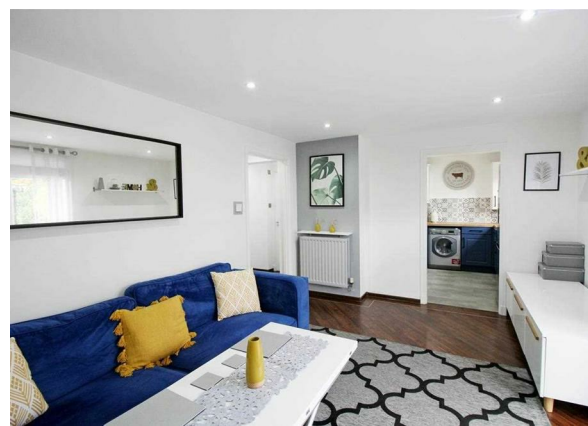
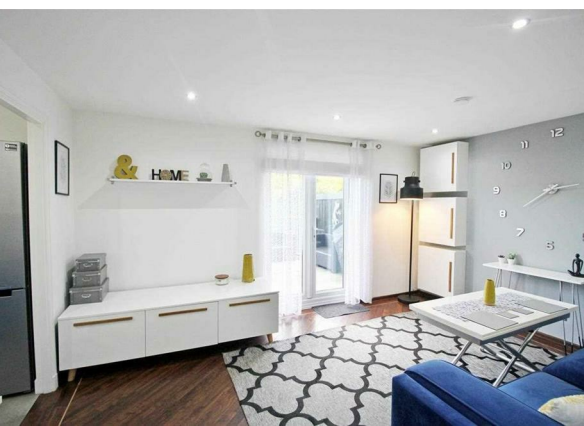
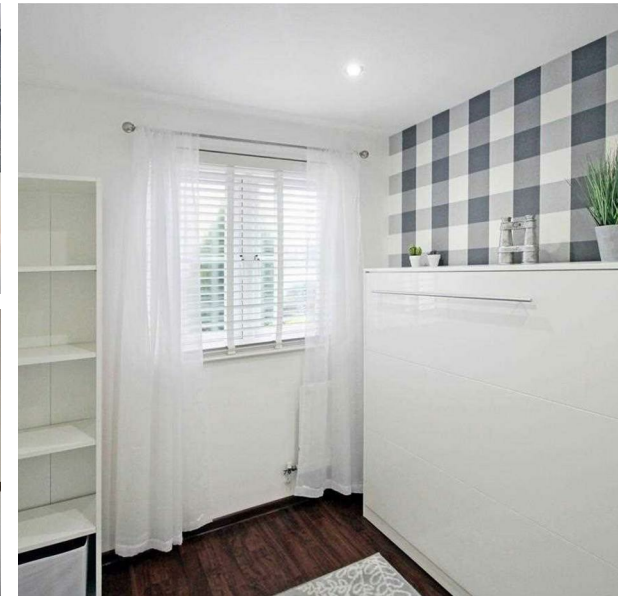


Scotsmill Court, Blackburn, Aberdeen, Aberdeen, Aberdeenshire, AB21  
0EP

Offers In The Region Of £125,000



BEAUTIFULLY PRESENTED TWO BEDROOMS FLAT WITH PRIVATE GARDEN FOR SALE!!

Impressive, nicely presented two bedroom ground floor flat comprising of its own front door, entrance hallway, spacious bright lounge, kitchen, two double bedrooms and bathroom with 3 piece suite and shower. This pleasant property has the benefits of double glazing and gas central heating. Private parking available for residents and ample visitors car park

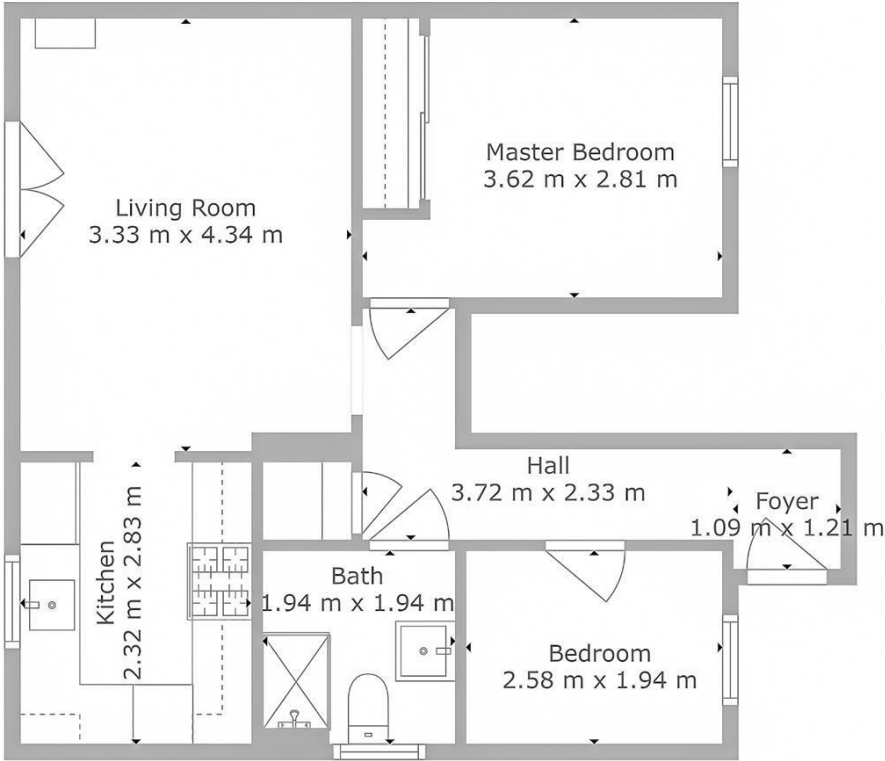
The flat affords the opportunity to move in with the minimum of inconvenience and offers a bright airy living environment. This property is an ideal starter home for a first time buyer or as a buy-to-let property. Early viewing is highly recommended.

All furniture and white goods are included in the sale. While the Sellers believe them to be in reasonable working order, their condition is not warranted and will not be warranted in any sale and purchase contract to follow.

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

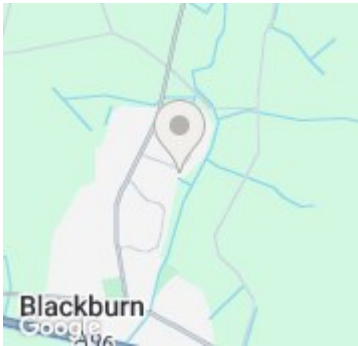


Open House Aberdeen



TOTAL: 49 m2  
FLOOR 1: 49 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	