



# Blair Park, Spital

£525,000



**LESLEY HOOKS**  
ESTATE AGENTS





This spacious detached house is located on a generous plot in the highly desirable Blair Park, offering a prime residential setting. Upon entering, you are greeted by a welcoming hallway leading to various spaces within the house. The ground floor features a convenient WC, a light and airy lounge, a formal dining room, and a separate sitting room, providing versatile living and entertaining spaces. The heart of the home is a well-appointed kitchen breakfast room, catering to both functionality and comfort. Additionally, there is a utility room, enhancing the practicality of daily living. The house boasts four generously sized double bedrooms, each equipped with fitted wardrobes, ensuring ample storage space for residents. The master bedroom comes with the added luxury of an en-suite bathroom, providing privacy and convenience. The stylish family bathroom, shared among the remaining bedrooms, reflects a contemporary design and meets the needs of a modern lifestyle. Externally, the property features a generous driveway capable of accommodating multiple vehicles, offering convenient off-road parking. The inclusion of a garage provides additional storage and parking options. To the rear, a delightful garden awaits, providing a tranquil outdoor space for relaxation and enjoyment. Overall, this detached house in Blair Park presents a harmonious blend of spacious living areas, practical amenities, and outdoor charm, making it an ideal residence for those seeking comfort and style in a sought-after location. Council tax band F. Freehold.



#### **Hallway**

13'9" (4.19m) x 6'9" (2.06m)

#### **Downstairs WC**

5'4" (1.63m) x 4'7" (1.4m) Max

#### **Lounge**

17'4" (5.28m) x 13'4" (4.06m)

#### **Dining Room**

18'10" (5.74m) x 10'9" (3.28m)

#### **Sitting Room**

9'10" (3m) x 8'6" (2.59m)

#### **Kitchen Breakfast Room**

13'0" (3.96m) x 8'6" (2.59m)

#### **Utility Room**

5'6" (1.68m) x 5'3" (1.6m)

#### **Bedroom One**

14'8" (4.47m) Into Wardrobe Recess x 13'1" (3.99m)

#### **En-Suite**

6'8" (2.03m) Max x 4'5" (1.35m)

**Bedroom Two** 18'11" (5.77m) x 9'3" (2.82m)

#### **Bedroom Three**

13'9" (4.19m) x 9'10" (3m)

#### **Bedroom Four**

13'9" (4.19m) Into Wardrobe Recess x 9'7" (2.92m) Into Bay

#### **Bathroom**

9'9" (2.97m) x 5'4" (1.63m)

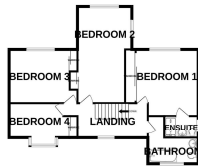
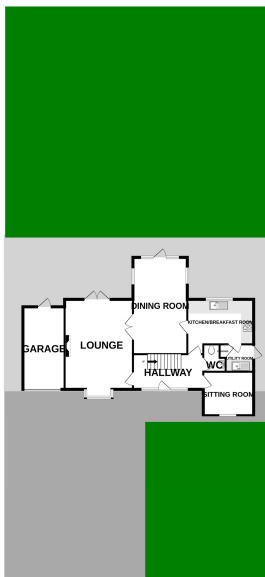






GROUND FLOOR  
924 sq ft, (84.9 sqm.) approx.

1ST FLOOR  
789 sq ft, (72.7 sqm.) approx.



TOTAL FLOOR AREA: 1702 sq ft, (158.1 sqm.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, volumes, levels and area above have been approximated and no responsibility is taken for any error, omission or misstatement. The data for this document is only intended to assist in the sale of any prospective purchase. The services, systems and apparatus shown have not been tested and no guarantee is to be given regarding their condition.

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