

**21 Marcus Drive,
Blackburn, Aberdeen, AB21 0XT**

**Fixed Price
£199,995**

ASPC ref : 353705

 4  2  1 106 m² EPC **D**
Council Tax Band **TBC**



Arrange a viewing

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Alex Hutcheon + Co

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Property features:

 Central heating	 Garage	 Garden	 Parking
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Situated in a quiet cul-de-sac in a popular area offering easy access to the city centre, Dyce, Westhill and Kingswells Industrial Estates, this deceptively spacious **FOUR BEDROM DETACHED DWELLINGHOUSE** offers generous family accommodation over two floors. Enjoying the modern comforts of Gas Fired Central Heating and Double Glazing, the property features a neutral colour scheme and will be sold inclusive of all carpets and floor coverings, curtains, blinds and light fitments. There are many attractive features including a spacious Lounge, formal Dining Room, which could be utilised as Family Room, modern fitted Kitchen with various appliances, Four excellent sized Bedrooms, Family Bathroom, Cloakroom/Toilet and worthy of mention there is an enclosed Garden to the rear and Driveway providing off-street parking for three cars leading to the Single Garage.

Marcus Drive is situated in an established residential area in Blackburn which offers a good range of local amenities. Easy access is available to both Aberdeen City Centre and Inverurie. Excellent public transport facilities are available close by.

DIRECTIONS From the Haudagain roundabout exit onto Auchmill Road, continue straight ahead onto the A96 Inverurie Road. At the first roundabout signposted Blackburn turn right and follow the road through the village. At the Lees Hotel, turn right into Fehie Brae and turn first right into Bishops Forbes Crescent. Take the first left into Marcus Road and then take the second opening on the right hand side into Marcus Drive where the property is located at the far end of the cul-de-sac on the left hand side.

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALLWAY: uPVC exterior door with glazed panel and sidescreen opens to the hallway which offers access to the lounge via French doors, fitted kitchen, dining room, cloakroom/toilet and a carpeted staircase leads to the upper floor. Light fitment, understair storage cupboard, fitted carpet.

LOUNGE: 19'5" x 12'3" approx. Nicely proportioned bright airy Lounge with two front facing windows affording ample natural light. The Lounge is presented in neutral decor complemented by laminate wood flooring and features a wall-mounted electric fire. Light fitments, television point, telephone point, curtain pole and curtains.

DINING ROOM/FAMILY ROOM: 11'1" x 10'7" approx. Formal Dining Room with French doors opening out to the rear garden, which could be utilised as a Family Room if desired. Light fitment, laminate wood flooring, serving hatch to kitchen, curtain pole and curtains.

KITCHEN: 10'8" x 8'9" approx. Situated to the rear, the Kitchen is fitted with a range of modern base and wall units in a soft cream finish, which incorporate ample work surfaces with splashback tiling behind and sink unit inset. The units further incorporate a built-in Oven, Gas Hob with Extractor Hood above, integrated Fridge and the free-standing washing machine is available by separate negotiation. Door to rear garden, ceramic floor tiling, light fitment, fitted blind.

CLOAKROOM TOILET: With an opaque window to the side the Cloakroom Toilet is fitted with a white w.c. and wash hand basin set into vanity furniture. Ceramic floor tiling and splashback tiling.

FIRST FLOOR

HALLWAY: The carpeted staircase leads to the upper floor where the bedrooms and bathroom are located. A hatch with pull-down ladder leads to the partially floored loft space, which is equipped with light. Built-in cupboard housing the boiler with shelving for storage. Side window, light fitment and fitted carpet.

BEDROOM 1: 12'5" x 10'3" approx. Well proportioned Double Bedroom with front facing aspect presented in neutral décor with complemented fitted carpet and having the benefit of built-in wardrobes. Light fitment, television point, fitted blind and curtains.

BEDROOM 2: 11'5" x 10'6" approx. Second Double Bedroom to the rear also with advantage of a fitted wardrobe, light fitment, fitted blind and curtains, television point.

BEDROOM 3: 11'4" x 8'8" approx. Situated to the rear, this is a third good sized Bedroom. Television point, light fitment, fitted carpet and fitted blind.

BEDROOM 4: 12'3" x 6'8" approx. Further Bedroom to the front presented in neutral décor with complementing fitted carpet and with the advantage of a built-in wardrobe. Light fitment, television point, fitted blind.

BATHROOM: Family Bathroom fitted with a white suite comprising bath with shower over and shower screen, w.c. and wash hand basin, splashback tiling, laminate wood flooring, heated towel rail, light fitment, usual fitments to remain.

OUTSIDE DRIVEWAY AND GARAGE: A large lock block Driveway provides off-street parking for up to three cars and offers access to the Detached Single Garage which is equipped with power and light.

REAR GARDEN: Fully enclosed and enjoying a good degree of privacy, the rear garden is set on two levels with the main level being a large lock block patio with steps leading down to a further area laid with stone chips offering easy maintenance. Gate access to front. Garden Shed. Rotary clothes dryer.

GENERAL: All carpets and floor coverings, curtains, blinds and light fitments are to be included in the sale.

EPC BANDING: "D"

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<https://www.aspc.co.uk/search/property/353705/21-Marcus-Drive/Aberdeen/>

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