



Concraig Cottage
Blackburn AB51 0XD



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- Lovely Detached Property
- Great Location
- Unfurnished Basis
- Immediate Entry
- Single Garage
- 41060/110/25530/EPC-D

Rent Around £1,000 pm

| | | | |
|--------------|--------------------------------|----------------|---------------------------------|
| Lower Floor | | Bedroom Three: | 3.77m x 3.02m (12'4" x 9'11") |
| Hallway: | 4.36m x 3.89m (14'4" x 12'9") | Bedroom Four: | 3.34m x 3.002m (10'11" x 9'10") |
| Kitchen: | 4.33m x 3.80m (14'2" x 12'6") | Bathroom: | 3.41m x 3.43m (11'2" x 11'3") |
| Lounge: | 6.92m x 5.64m (22'8" x 18'6") | Upper Floor | |
| Bedroom One: | 4.8m x 3.42m (15'9" x 11'3") | Bedroom Five: | 7m x 4.36m (23' x 14'4") |
| En-Suite: | 1.21m x 1m (4' x 3'3") | | |
| Bedroom Two: | 3.64m x 3.40m (11'11" x 11'2") | | |
| En-Suite: | 1.11m x 1.1m (3'8" x 3'7") | | |

Viewing Arrangements Please contact the Dyce office on 01224 723737.

Property Description

We are delighted to offer for LEASE this lovely FOUR/FIVE BED STEADING in the popular Blackburn area. Located within a quiet location this impressive property provides the opportunity of country living but is also within easy commuting distance of the City Centre, Dyce, Bridge of Don and Westhill where many of the oil related companies are located. Offering spacious accommodation the property has been fitted with quality fixtures and fitting throughout and further benefits from the modern comforts of oil heating, double glazing and garage. The accommodation comprises welcoming entrance hallway, large lounge with feature fire, modern dining kitchen, two spacious bedrooms both with build in storage and en-suite shower rooms, and a further two double bedrooms also with build in storage. Completing the lower floor is the family bathroom fitted with a four piece white corner suite and separate shower enclosure. On the upper floor there is a further bedroom which could also be utilised as a study/family room as required. Outside there is ample parking available and access to the single garage. The generous sized gardens are mostly laid to lawn. Viewing of the property is highly recommended to appreciate the level of accommodation and rural location on offer. The property is available on an UNFURNISHED basis with no smokers permitted.

Directions

From Aberdeen take the A96 northwards for around 9 miles and pass through the village of Blackburn. Pass by the Marshalls Farmshop on your left hand side and at the next roundabout (Broomhill) take the fourth exit turning back on yourself onto the A96 heading back towards Aberdeen. Take the turning on the left hand side where the mobile barbers cabin is. Go right past the cabin and continue straight ahead past cottages/steadings on left. The property is located after the sharp left turn at bottom of road.





Tenant's Checklist

- +References will be required from your current employer and current or previous landlord.
- +A credit check will be undertaken and the tenant will be liable for the credit check fee.
- +One month's rent will be payable in advance together with a deposit of equivalent to 6 weeks rent.
- +The lease will be in terms of our standard lease agreement.

Note

These particulars whilst believed to be correct are not guaranteed and do not form part of any contract. All measurements are approximate only.

/CONCRA/DYC170440



leasing

115 Victoria Street, Dyce, Aberdeen, AB21 7AX
acandco.com ☎ (01224) 723737 dyce@acandco.com