



SECOND FLOOR APARTMENT

36 MILLSIDE DRIVE
PETERCULTER, ABERDEEN
AB14 0WH

- HALL
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- MASTER BEDROOM
- EN-SUITE
- 2 FURTHER DOUBLE BEDROOMS
- BATHROOM
- GCH/DG
- DOOR ENTRY SYSTEM
- SHARED PARKING



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

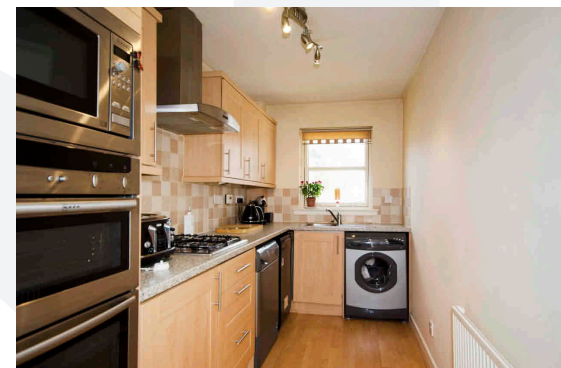
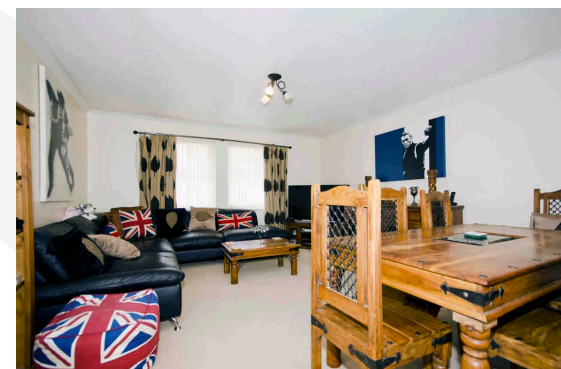
£190,000

DESCRIPTION

Forming part of a purpose built block containing six properties, this is a highly attractive 3 bed roomed second floor apartment. Set within well looked after landscaped grounds and with lovely open views, the property is presented in immaculate order throughout, ready to move into with the minimum of inconvenience. There are the comforts of full double glazing, gas fired central heating and a door entry system, and the accommodation comprises spacious hall, elegant lounge/dining room, sizeable and well appointed fitted kitchen, three good sized bedrooms one of which benefits from en-suite shower room, and bathroom with over bath shower. There is the further benefit of an extensive floored loft as well as ample residents parking and a share in the thoughtfully laid out mature landscaped areas. All fitted floor coverings, curtains, blinds, light fittings and most kitchen appliances are to be included in the sale and early viewing of this attractive apartment is recommended.

LOCALITY

Peterculter is a sought after suburb lying some eight miles to the west of Aberdeen City Centre which is within easy commuting distance by car or bus. Excellent local amenities are on offer close by including a range of shops serving everyday needs, leisure and recreational activities with golf course and woodland walks, excellent primary school with secondary education available at nearby Cults Academy, community activities and good public transport links. The property is ideally placed for ease of access to the office complexes at Kingswells and Westhill, as well as the many attractions of Deeside.



HALL

Spacious entrance to the apartment with door entry handset, carpet and cupboard. A hatch with pull down ladder leads to the extensive floored loft.

LOUNGE/DINING ROOM

18'1" x 14" approx

A particularly spacious room which provides ample space for both relaxation and dining. Carpet. Vertical blind, curtain and pole.

BREAKFASTING KITCHEN

18" x 6" approx

A spacious kitchen fitted with a range of floor and eye level units in beach finish with contrasting work surfaces, stainless steel sink and drainer with mixer tap and splashback tiling. Integrated appliances include 'Neff' gas hob, double electric oven, microwave and extractor hood. There is also a 'Hotpoint' automatic washing machine along with 'Smeg' dishwasher and tumble dryer. Recess with shelf and light. Laminate wood flooring. Roller blind.

MASTER BEDROOM

11'9" (into door) x 9" approx

A spacious double bedroom featuring along one wall an extensive range of built in wardrobes with mirrored fronted doors, housing hanging and shelving space. Carpet. Curtains and pole.

EN-SUITE

Fitted with WC, wash hand basin in vanity unit and tiled shower cabinet with glazed doors housing Mira instant electric shower. Shaver point. Wood effect vinyl flooring. All usual fittings including mirror to remain. Extractor fan.

DOUBLE BEDROOM 2

13" x 9'2" approx

A further spacious double bedroom again with built in mirrored wardrobes, carpeted and with curtains and vertical blind.

BEDROOM 3

11'7" x 8" approx

An ideal third bedroom again with built in mirrored wardrobe, carpet, pole and vertical blind.

BATHROOM

7'3" x 5" approx

Fitted with cream coloured suite comprising WC, wash hand basin in vanity unit and bath above which is a Mira electric shower with curtain. Full tiling around bath and shower area and behind wash hand basin. Glass shelf, mirror and light to remain.

OUTSIDE

The common interior areas of the building are particularly well looked after and there is a door entry system in place. The extensive landscaped areas are thoughtfully laid out and nicely maintained, and there is ample shared parking within the residents car park.

DIRECTIONS

On entering Peterculter from Aberdeen continue through the village and take the last exit on the left into Millside Street. Turn firstright into Millside Drive and veer to the right where you will find the property as indicated by our for sale board.

VIEWING

Telephone 07792 287099 (Mr Taylor) for an appointment or contact selling agents.

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the Particulars.



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen AB10 1TR

t: 01224 623040

f: 01224 623050

e: info@gavin-bain.co.uk

www.gavin-bain.co.uk

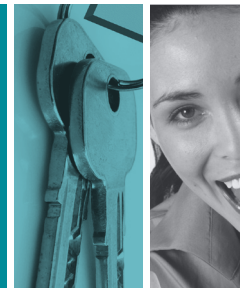


produced by Printograph +44 (0)1224 893900



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



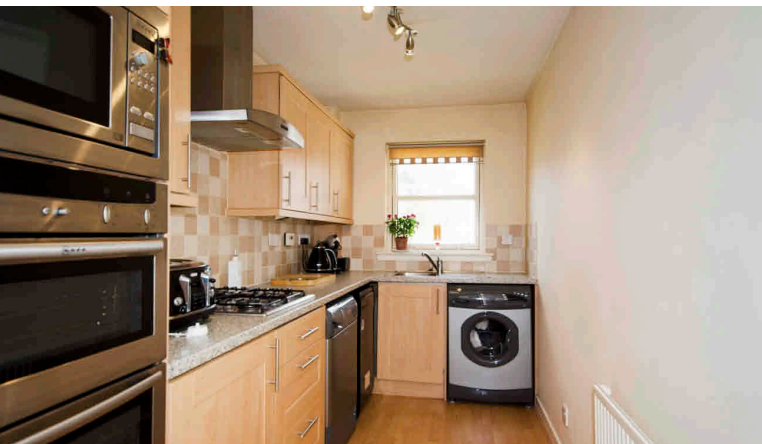
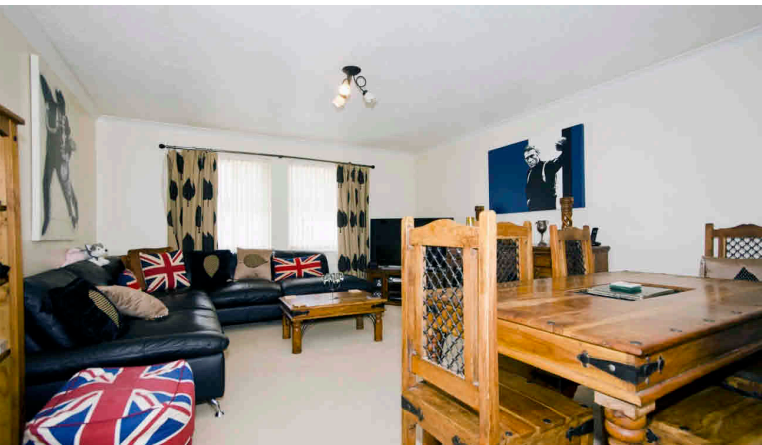
Gavin Bain & Company
432 Union Street
Aberdeen AB10 1TR

t: 01224 623040

f: 01224 623050

e: info@gavin-bain.co.uk

www.gavin-bain.co.uk



SECOND FLOOR APARTMENT

36 MILLSIDE DRIVE, PETERCULTER, ABERDEEN, AB14 0WH

HALL
LOUNGE/DINING ROOM
FITTED KITCHEN
MASTER BEDROOM
EN-SUITE
2 FURTHER DOUBLE BEDROOMS
BATHROOM
GCH/DG
DOOR ENTRY SYSTEM
SHARED PARKING



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over
£190,000