



DETACHED DWELLINGHOUSE

25 COLTHILL CRESCENT
MILLTIMBER,
ABERDEEN, AB13 0EG

VESTIBULE

HALL

LOUNGE

DINING ROOM/BEDROOM 4

KITCHEN

BEDROOM 3

BATHROOM

UPPER HALL

2 FURTHER DOUBLE BEDROOMS

GARDENS AND GARAGE

GAS C.H. & D.G.



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£280,000

Enjoying a superb, south facing, elevate site within a quiet, yet popular residential area of Milltimber, we are delighted to offer for sale this spacious Three/Four Bedroom Detached Dwellinghouse with detached Single Garage. Spanning two floors the generous accommodation provides an ideal family home with the benefits of gas fired central heating and double glazing.

Entered by a partially glazed door the entrance vestibule has a small meter cupboard and a further glazed door leading through to the spacious and welcoming entrance hallway which benefits from a large understair storage cupboard. Enjoying a pleasant, south facing aspect, to the front of the property the bright and airy lounge features ornate ceiling cornicing and has as its focal point a tiled fireplace housing an open fire which has a back boiler providing hot water. Situated to the rear of the property and enjoying views over the private rear garden the generously proportioned dining room provides a versatile space, and could easily be used as a fourth double bedroom. The good sized kitchen, also located to the rear of the property, has been fully fitted with a range of modern base and wall units, with a breakfast bar providing ample dining space. The kitchen also benefits from an integrated fridge and freezer and has space for a free standing cooker and automatic washing machine. Completing the accommodation on the ground floor is a generously proportioned double bedroom with fitted wardrobes and the centrally situated family bathroom which has been tiled to dado level and fitted with a three piece suite with a shower and glazed screen fitted above the bath. A carpeted staircase with wooden handrail leads to the upper hallway where there are two further generously proportioned double bedrooms, both fitted with large built in wardrobes, access hatches in both bedrooms provide access to large loft spaces, one of which is fully floored, whilst the other is partially floored.

LOCALITY

Milltimber is a popular suburb of Aberdeen located approximately 5 miles from the City Centre and has an excellent recently upgraded nursery and primary school and community Centre. Secondary education is provided at nearby Cults Academy with the International School also nearby. There is a good range of local shopping facilities at nearby Cults and Peterculter and Sainsburys and Asda Superstores are within a short drive away at the Bridge of Dee. Milltimber offers easy access to the city centre and to Royal Deeside but is also conveniently located for commuting to Westhill, Kingswells, Bridge of Don, Dyce and Aberdeen Airport via the new bypass.

VESTIBULE

HALL

LOUNGE

DINING ROOM/BEDROOM 4

KITCHEN

DOUBLE BEDROOM 3

BATHROOM

UPPER HALL

DOUBLE BEDROOM 1

DOUBLE BEDROOM 2

5.00M X 3.58M (16`5" X 11`9") APPROX

4.67M X 3.22M (15`4" X 10`7") APPROX

3.88M X 3.35M (12`9" X 11`0") APPROX

3.04M X 2.66M (10`0" X 8`9") APPROX

1.93M X 1.82M (6`4" X 6`0") APPROX

3.60M X 3.27M (11`10" X 10`9") APPROX

3.27M X 3.20M (10`9" X 10`6") APPROX





**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk

OUTSIDE

A tarred driveway provides ample off street parking for several cars and leads to the Single Detached Garage which is fitted with power and light. The terraced gardens to the front of the property have been attractively landscaped with an area of lawn and mature, well stocked flower beds providing seasonal colour. The large rear garden enjoys a high degree of privacy and has been mainly laid to lawn with a sheltered paved patio area and mature well stocked flower and shrub borders.

DIRECTIONS

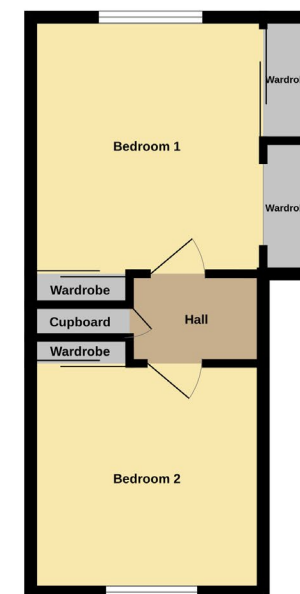
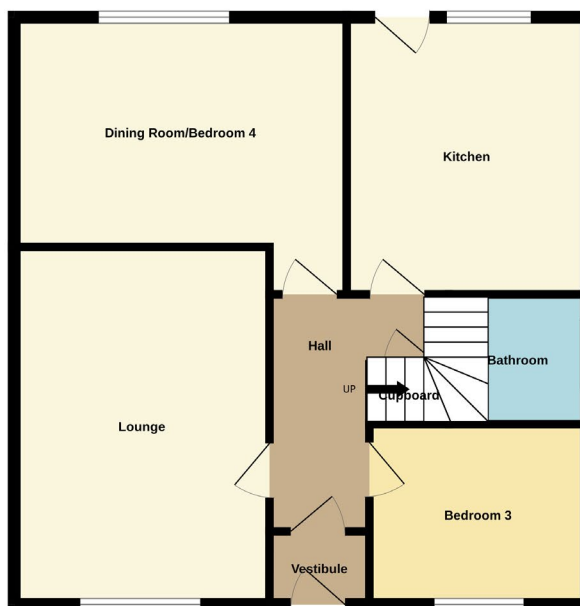
From Aberdeen, follow the A93 North Deeside Road through Cults and Bielside. After the traffic lights, take the third turning on the right onto Contlaw Road. Continue up the hill and take the second turning on the right into Colthill Road, and the first turning on the left onto Colthill Crescent where the property is located on the left hand side of the road.

VIEWING

By appointment, telephone 07739 406 968 (Smith)

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 & Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk