



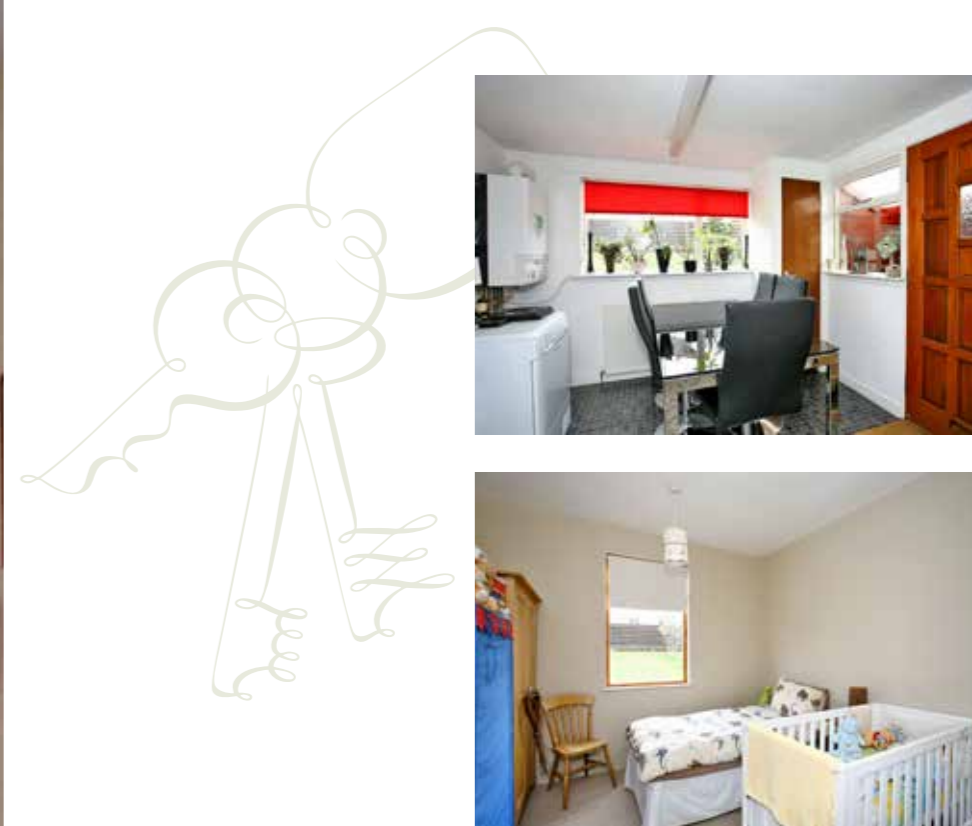
62

Contlaw Road

Milltimber, Aberdeen AB13 0EJ



mackinnons
solicitors



Entry to the property is via the front porch. A further door leads into the entrance vestibule, and thereafter into the welcoming reception hall. The bright and well proportioned lounge enjoys views of the neighbouring fields and woodland. The kitchen is of generous proportions and is fitted with a range of wall and base units, a freestanding cooker with electric hob and a stainless steel sink with drainer, while plumbing is in place for various white appliances. Partially on open plan to the kitchen is the dining area, from where there is access to the rear porch. The Master Bedroom is of excellent proportions and would also be suitable for use as a public room. Double Bedroom Two is a neutrally decorated and well proportioned room which overlooks the rear. The Family Bathroom is fitted with a white three piece suite with power shower over the bath. Completing the living accommodation is the well appointed WC cloakroom. The property is situated within elevated grounds of approximately 0.26 acres which provides excellent views over the neighbouring fields and mature trees. The fully enclosed gardens are entered via iron gates, while the driveway provides ample parking facilities.

- Two Bedrooms
- Grounds of approx. 0.26 acres
- Single Garage
- Double Glazing and Gas Central Heating
- Planning Permission Ref: P140765

62 Contlaw Road Milltimber, Aberdeen AB13 0EJ

We are delighted to offer for sale this two bedroom detached bungalow, situated within grounds of approximately 0.26 acres and located in the popular residential suburb of Milltimber. An excellent family home, a prospective purchaser may prefer to rebuild a home of their own choosing on this fantastic site, and for which planning permission has already been obtained (Aberdeen City Council Ref: P140765) for a superb four/five bedroom property with integral double garage along the lower ground floor.



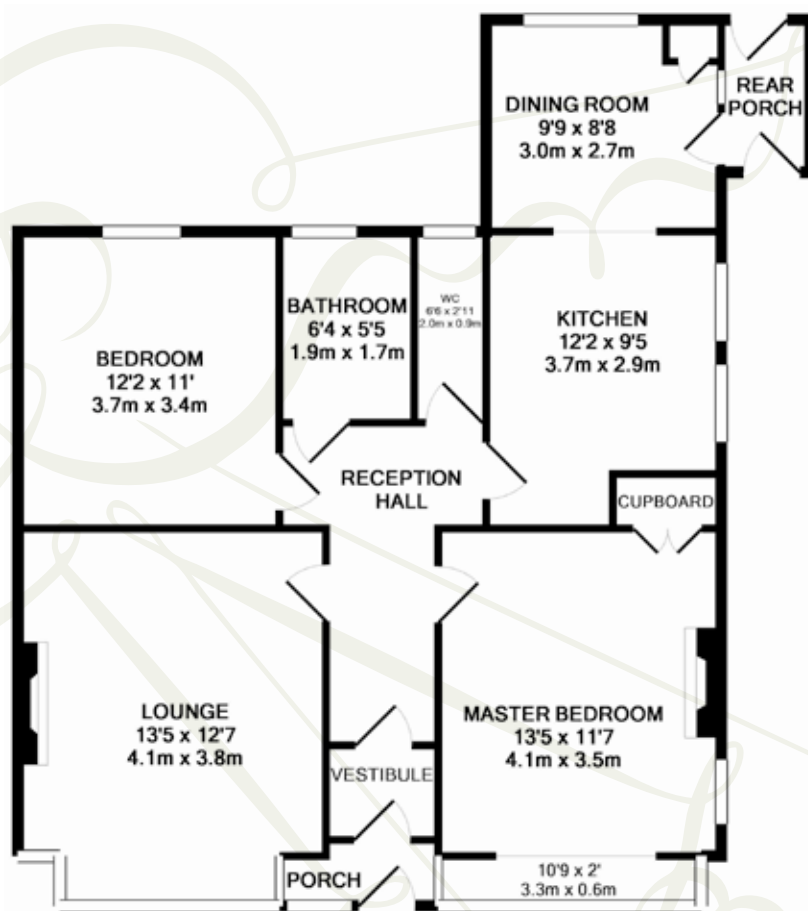
Terms

Council Tax
Band C

EPC
Band E

Entry
By Arrangement

Viewing
Contact Solicitors
01224 868687



NB. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

mackinnons services

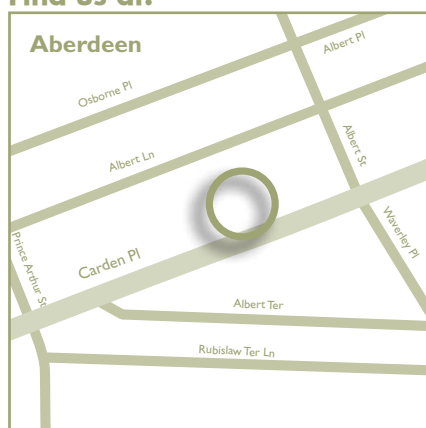
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- **Wills, Trusts and Executries**
- **Powers of Attorney**
- **Employment Law**
- **Business Law**
- **Tax**
- **Leasing**



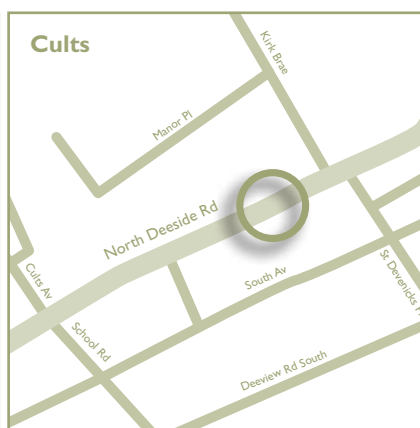
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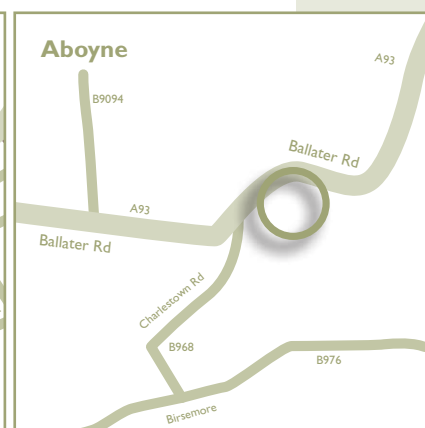
Find us at:



14 Carden Place
Aberdeen AB10 1UR
Tel: 01224 **632464**



379 North Deeside Road
Cults, Aberdeen AB15 9SX
Tel: 01224 **868687**



Ballater Road
Aboyne, Aberdeenshire AB34 5HN
Tel: 013398 **87665**