



24 Colthill Crescent

Milltimber, Aberdeen AB13 OEG



mackinnons
solicitors



Entered via part glazed uPVC door with decorative panel. Full height window to the front allows ample natural light into the reception hall. Fresh neutral décor is complimented by attractive wood flooring. Fitted cupboard houses the electricity circuit breaker. Deep under stair cupboard provides shelf and hanging space.

A fifteen pane door leads to a spacious dining area with window overlooking the rear courtyard. Ample space for a range of furnishings. Arch to lounge.

Enjoying a semi open plan layout with the dining area, this light and airy lounge with large picture window overlooks the front of the property. A particular focal point is the modern fire surround with matching hearth housing a living flame fire.

A well appointed dining kitchen is fitted with a wide range of modern wall and base units with ample roll front work surface and matching splash back. 1.5 bowl stainless steels ink with mixer tap and drainer. Integrated appliances including 4 ring gas hob with extractor canopy, double oven/grill, dishwasher, fridge/freezer and washing machine will be included in the sale. Central heating boiler concealed within a wall unit. Ample space for a breakfast table and chairs. Window on two aspects allows a good deal of natural light into the area. Part glazed door to rear courtyard.

A good sized family bathroom located on the ground floor is fitted with a white suite comprising vanity unit housing the WC and wash hand basin, bath and separate aqua lined shower enclosure housing a Mira shower. Fully tiled throughout and ceramic tiled floor.

Occupying a sizeable corner plot within the desirable suburb of Milltimber, we offer for sale this deceptively spacious two public, four bedroomed semi-detached dwelling house, set in a mature garden with extensive driveway and single garage. The light and airy accommodation offers attractive family living spanning two floors.

Viewing is recommended for full appreciation of the location and accommodation on offer.





A carpeted staircase with wooden banister and decorative wrought iron balustrade leads to the upper landing and remaining accommodation. Hatch to attic space via Ramsay style ladder.

A well proportioned double bedroom with dormer window to the front benefits from extensive fitted wardrobes and eaves storage facilities. This room is further enhanced by an en-suite shower room fitted with a two piece suite and aqua lined shower enclosure. Fully tiled throughout and ceramic tiled floor.

There are three further bright double bedrooms, all with fitted wardrobe facilities completing the accommodation.

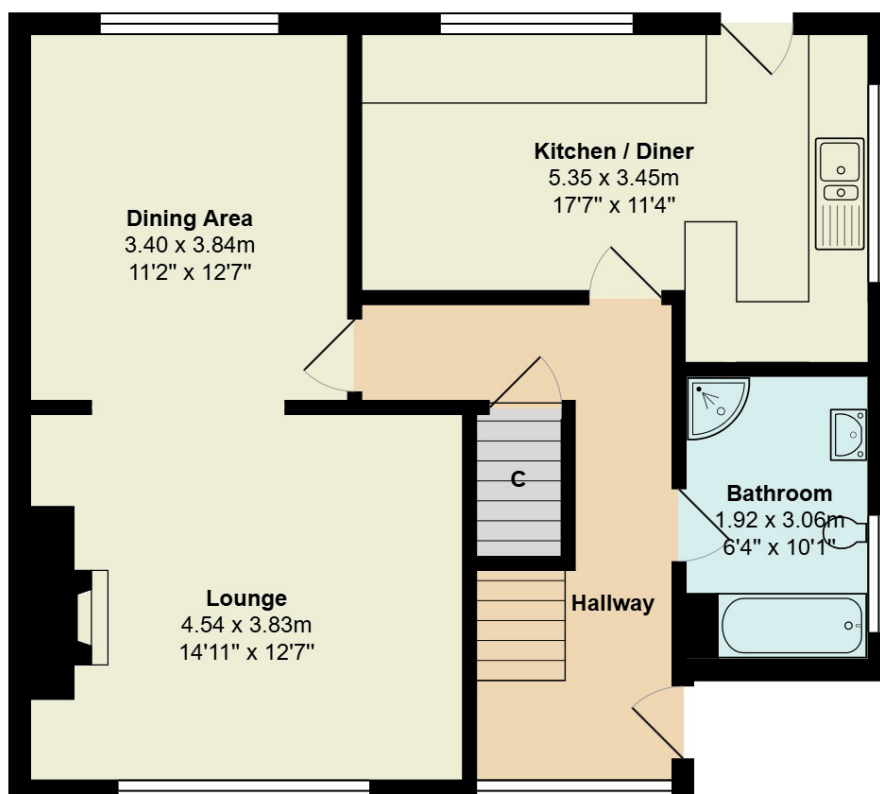
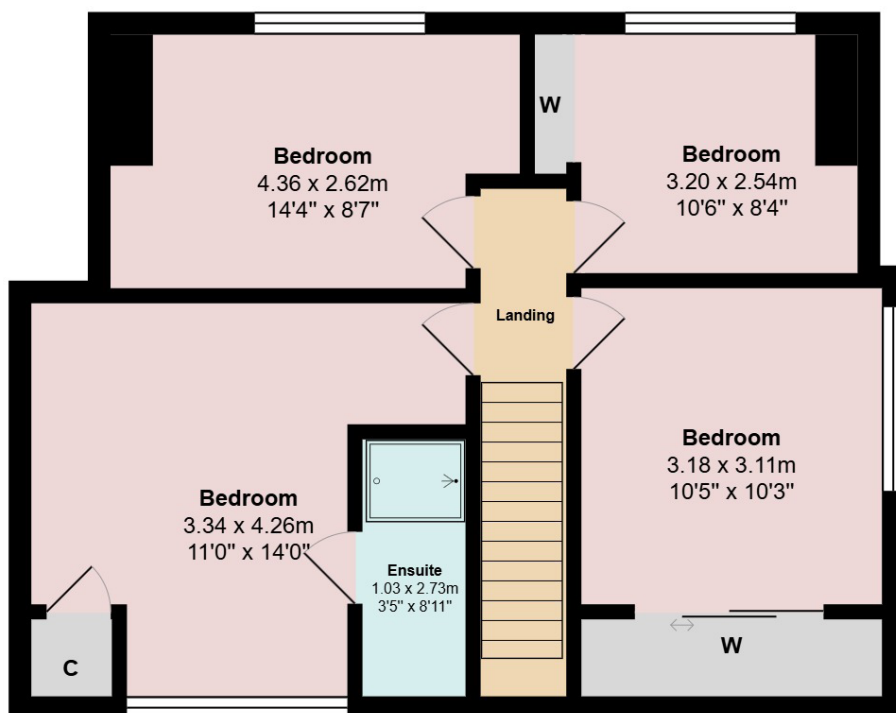


The property occupies a large corner plot screened to the front/side by mature conifer hedges and low level stone wall. An extensive lock block driveway provides off road parking for several cars and leads to the detached single garage with up and over door, equipped with power and light.

The established front/side gardens are mainly laid to lawn with decorative borders. From the driveway, a high level timber gate leads to the fully enclosed rear courtyard, fully laid to paving slabs for easy maintenance, this private area leads to a large timber summer house which is equipped with power and would make an ideal home office if desired.



- Lounge and Dining Area
- Well Appointed Dining Kitchen
- Three Double Bedrooms
- Established Gardens
- Garage and Summer House
- Popular Location



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

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