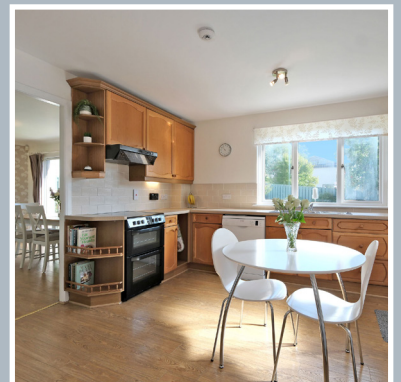




3 Oldfold Crescent

Milltimber, Aberdeen AB13 0JY



mackinnons
solicitors



A partially glazed door with adjacent glazed side panel opens into the hallway with staircase leading to the upper floor.

The lounge has a window overlooking the front garden. A particular feature is the gas fire with white wooden mantelpiece, marble surround and hearth. Glazed pocket sliding doors lead through into the dining room. Sliding glass doors lead out into the rear garden.

The dining kitchen features an attractive range of wood effect base and wall units, with splashback tiling and extensive roll top work surfaces incorporating a free-standing electric double oven, extractor fan and stainless steel 1.5 bowl sink with drainer. Within the kitchen there is a free-standing dishwasher and a free-standing fridge/freezer.

A utility room has a range of white base and wall units. A roll top work surface incorporates a stainless steel sink. Free-standing washing machine, tumble dryer and freezer.

Returning to the reception hall, steps down lead into a room currently being used as a second lounge.

A carpeted staircase leads to the first floor. On the second floor there are three double bedrooms, one with en-suite shower room and one single room. Built-in wardrobes in all the bedrooms. The bright family bathroom fitted with a bath, WC and a vanity unit incorporates a wash hand basin. Tiled to dado height around the bath, vanity and WC.

Set within the ever popular Milltimber area, this well presented three public room/four bedroom detached house provides an ideal home for families seeking space, convenience and access to reputable schooling.

Providing versatile living accommodation across two floors, this superb family home boasts a lounge, dining kitchen, separate dining room, additional family room, gas central heating and double glazing. Early viewing is highly recommended.





The single garage is accessible from the driveway which has parking for several cars. The garage has power, light and a door to the rear garden. The central heating boiler is located within the garage. The boiler was replaced in 2023 and has a 12 year warranty. The front garden is mainly laid to lawn with established shrubs. A high level gate to the side of the property leads to the rear garden.

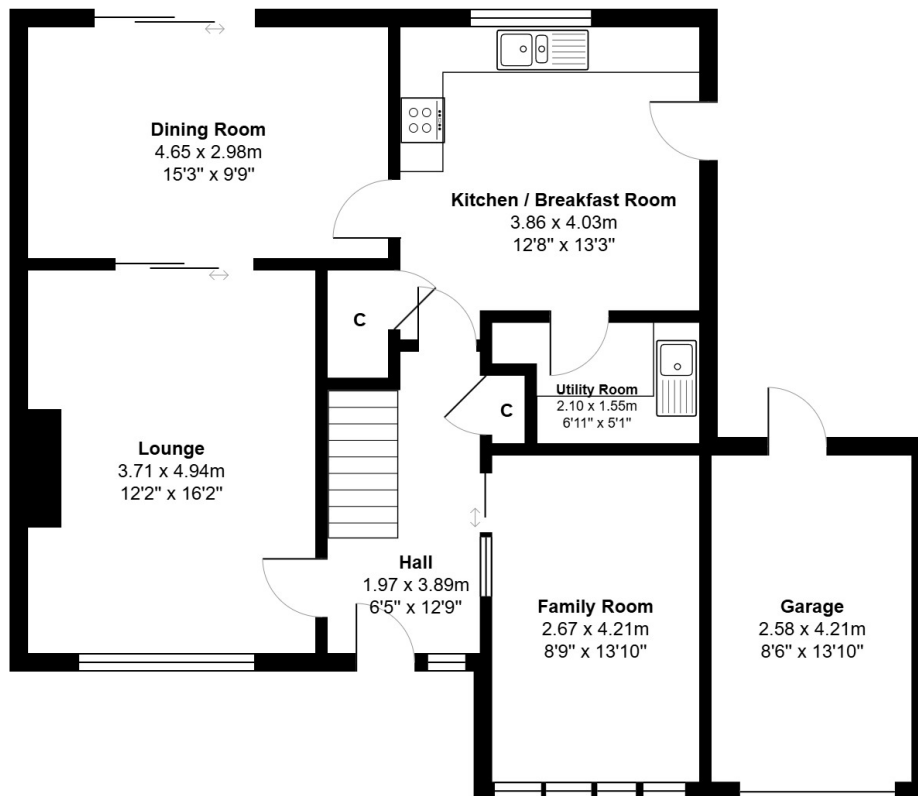
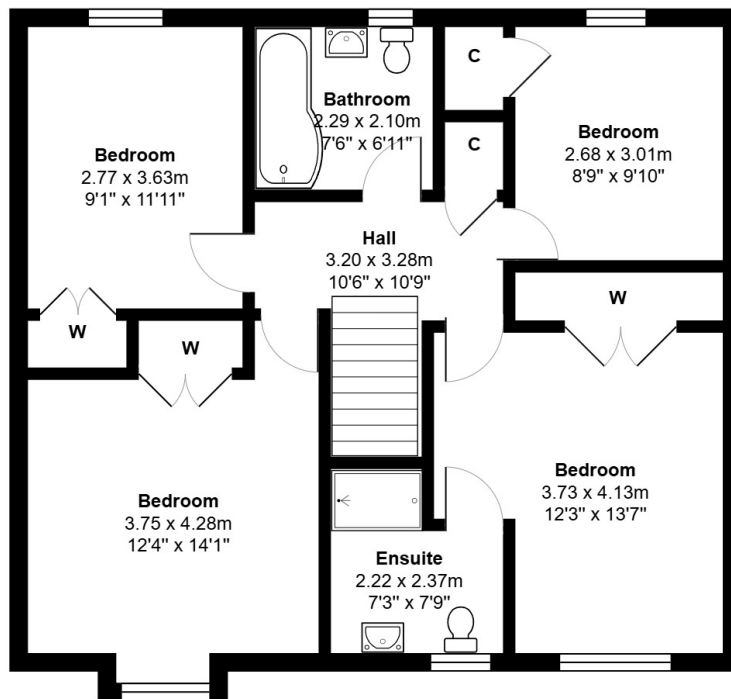
Accessed through sliding doors from the dining room and from a door in the kitchen the fully enclosed rear garden is mostly laid to lawn with a patio area. Timber fencing, mature trees and shrubs provides privacy. Access to the garage.



The property is situated in the exclusive suburb of Milltimber, with good public transport facilities readily available, easy access to the Dee Valley and Royal Deeside. Milltimber primary school has a very good reputation and a recently opened state of the art primary school. Nearby Cults Academy has an excellent reputation for secondary school education. Private education is available at The International School of Aberdeen or within Aberdeen city centre. The area boasts a variety of independent retailers, supermarkets, restaurants, hotels and pubs. Leisure and sporting pursuits include pleasant walks, Deeside and Culter Golf Courses with Clubhouses; and Kippie Lodge Sports & Country Club with private members gym. The "AWPR" (Aberdeen Western Peripheral Route) facilitates a quick route to Aberdeen International Airport, business hubs within the city and further afield areas of Kingswells, Westhill and Dyce.



- Gas Central Heating
- Double Glazing
- Mains Drainage
- Three Public Rooms
- Four Bedrooms
- Bathroom and En-Suite
- Single Garage
- Fully Enclosed Rear Garden



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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