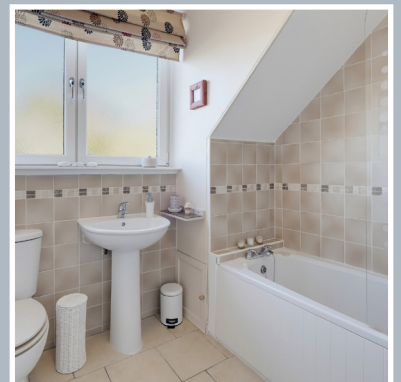




27

Contlaw Place

Milltimber, Aberdeen AB13 0DS



mackinnons
solicitors



A uPVC door opens into the inner vestibule. A cupboard houses the electrical apparatus. A 15 panel glass door leads into the welcoming hallway with staircase leading to the upper floor. An understair small cupboard and a further large walk-in cupboard provide storage. The walk-in cupboard is equipped with power and houses a free standing freezer which will be included in the sale.

The tastefully decorated lounge has a large bay window overlooking the front of the property. There is ample space for a range of furnishings.

The dining room overlooks the rear garden and has space for dining furniture. Wood burning stove with slate hearth and wooden mantelpiece.

The kitchen features a range of cream gloss base and wall units. Work surfaces incorporate an electric hob, electric oven, extractor fan and stainless steel 1.5 bowl sink with drainer. The integrated fridge, free standing washing machine and slim-line dishwasher will be included in the sale.

A staircase leads to the first floor. The landing provides access to the attic. The gas central heating boiler is in the attic.

There are two double bedrooms, both rooms have space for a range of furnishings. A single bedroom overlooks the front of the property.

Completing the living accommodation is the family bathroom fitted with a bath with electric shower appliance above and glass screen, WC and wash hand basin. All curtains (apart from those in the lounge and first floor rear bedroom), light fittings, all white goods and the garden shed will remain.

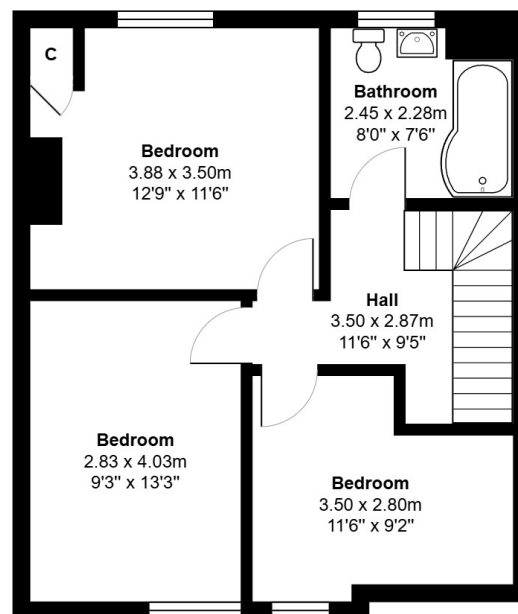
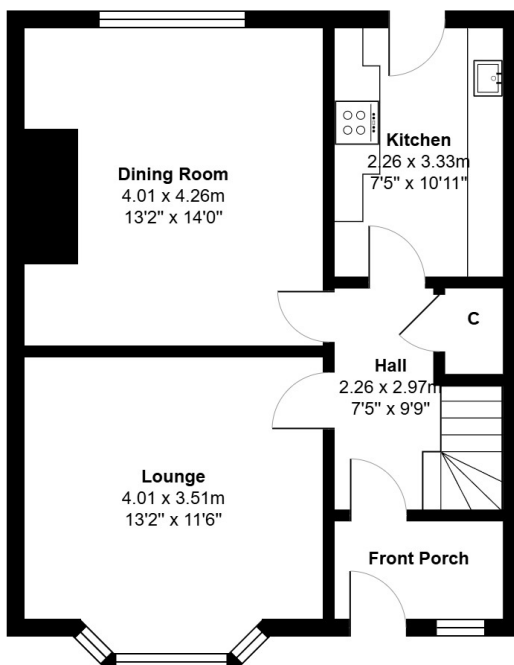
Located on a quiet residential street in Milltimber, this three bedroom mid-terraced home offers generous family accommodation close to primary schools, parks and everyday amenities.

Steps with a handrail lead up to the front door. A paved area provides the opportunity to enjoy the nice weather. The front garden is mainly laid to lawn with established shrubs. The fully enclosed, rear garden is mainly laid to lawn with an area of paving suitable for enjoying al fresco dining. Borders contain established shrubs and trees. The timber shed at the rear of the garden will remain. This area has a concrete base which may be suitable for a garage with the necessary planning consents. A timber gate provides access to a shared rear lane. Outside water tap.





- Gas Central Heating
- Double Glazing
- Mains Drainage and Water
- Two Public Rooms
- Three Bedrooms
- 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.

Terms

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