



17 Monearn Gardens

Milltimber, Aberdeen AB13 0DX



mackinnons
solicitors



Entered via a partially glazed uPVC door, the hallway leads to all the ground floor accommodation. A deep understair cupboard offers ample storage facilities and houses the gas boiler which is still under guarantee.

A well proportioned lounge to the front of the property. A particular focal point is the fire surround complete with a gas insert fire.

The dining kitchen is fitted with a range of modern white gloss wall and floor units. Integrated appliances will remain. Glazed French doors lead out to the rear garden.

A double bedroom with window overlooking the front of the property completes the downstairs accommodation.

A staircase leads to the upper floor. Attic hatch. A cupboard provides extra shelved storage. A double bedroom with triple window to front. Two three quarter height cupboards and two further built-in wardrobes/cupboards.

The family bathroom includes a three piece white suite with separate mains shower enclosure.

The property benefits from a lock block driveway to the front which provides ample off-road parking and leads to a single wooden garage with electric door, equipped with power and light. A high level timber gate leads to the fully enclosed rear garden.

We are delighted to bring to the market this attractive two bedroom semi-detached property, with a large rear garden and detached garage in the desirable suburb of Milltimber on the outskirts of Aberdeen.

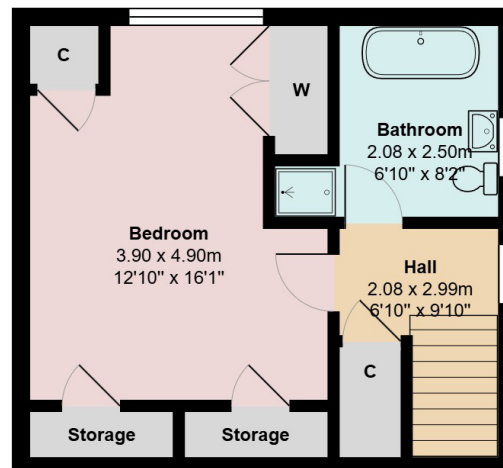
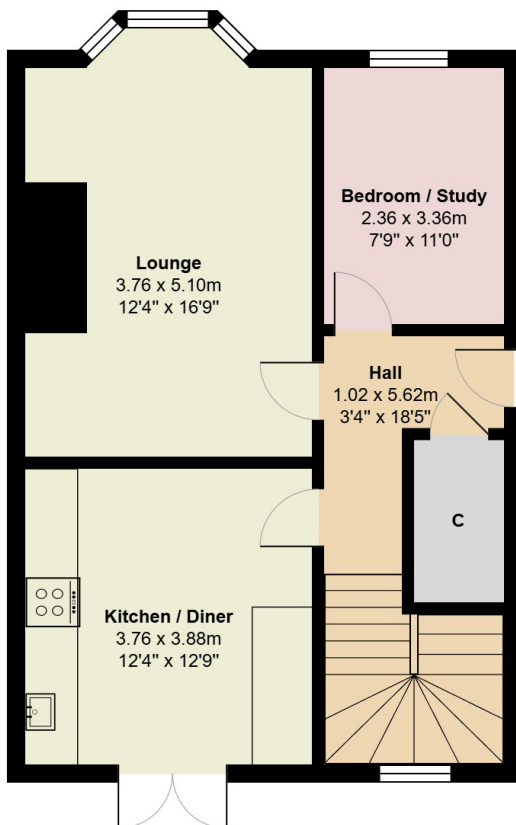
Milltimber is a sought after suburb to the west of Aberdeen city centre and regular public transport is readily available. Enjoying great access to local amenities within the village and Cults, the subjects are less than a mile away from the AWPR therefore to the business centres to the north and south of the city. The local primary schools are within proximity and the subjects are in the catchment for Cults Academy.





- Gas Central Heating
- Double Glazing
- Mains Drainage
- Two Double Bedrooms

- Modern Kitchen
- Large Rear Garden
- Off Street Parking
- Elevated Plot
- Single Garage



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

Council Tax

Band D

EPC

Band D

Entry

By Arrangement

Viewing

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