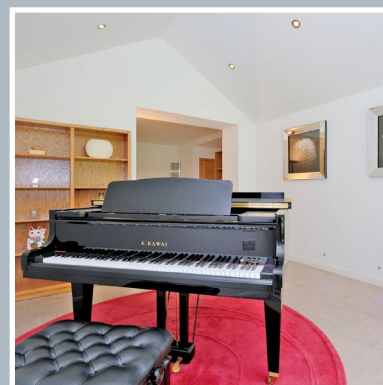
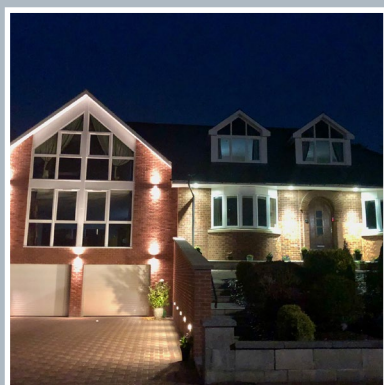




# 3 Milltimber Brae East

Milltimber, Aberdeen AB13 0DN



mackinnons  
solicitors



Number 3 Milltimber Brae East offers the buyer the opportunity to purchase a beautiful contemporary energy efficient home in a semi-rural location with fine views to the south, combined with the convenience of suburban living close to local amenities in Peterculter and the city. The area also enjoys the convenience of good local walks and other outdoor pursuits.

The accommodation comprises on the ground floor – an entrance hallway, cloakroom, utility room, living room, family room, study, bedroom 5 with en-suite shower room and an open plan lounge/kitchen/diner. On the first floor there are 4 bedrooms and a family bathroom. The main bedroom has a dressing area and en-suite bathroom. Bedroom 2 has an en-suite shower room.

The property is accessed via the front door into the grand reception hall which has an abundance of built in storage and is completed with wooden flooring and gives access to the stairway leading to the first floor with large windows allowing natural light into the area. The reception spaces are all located on the ground floor. There is the family room to the rear with French doors leading to the garden, the living room to the front with character bay window, the useful study which mirrors the living room and bedroom 5 with fully tiled en-suite with French doors leading to the garden grounds. The main entertaining and gathering space is the lounge/kitchen/diner, which is fitted with a luxury German Poggenpohl kitchen with granite worktop and an island housing the Neff 5 burner gas hob with extractor, steamer oven and combi microwave oven, glass worktops, sink and American free standing fridge freezer.

There is also a useful cloakroom and utility room and a fantastic range of storage.

3 Milltimber Brae East is an impressive modern detached 5 bedroom home in the popular Aberdeen suburb of Milltimber.

Milltimber, situated around 6 miles west of the city, the property is within easy commute of the city and the outlying business parks at Westhill, Dyce and Aberdeen. The city bypass is also close by for faster access to the north and south of the city.

There is a local primary school in Milltimber and quality secondary schooling in nearby Cults.





On the first floor there are 4 good sized bedrooms. The master bedroom is a very light and bright room with church style windows with excellent south facing views overlooking the Dee Valleys, leads to a generous size dressing room with built in storage. The en-suite again with church style windows overlooks the rear with large walk in shower, jacuzzi free standing bath and twin sinks.

There is a double garage with 2 doors accessed from the front of the house. There is storage space within the garage and a recreation/home gym room with windows above the garage.

The garden grounds are fully enclosed, private and most impressive, with the home sitting in a sizeable plot. The garden is mainly laid to lawn with some mature trees and bushes, a garden shed, fish pond and a paved patio area.



There is a paved horse-shoe driveway to the front of the property, along with a large paved drive-way and pathways surrounding the house.

The heating is provided via an Air Source Heat Pump, which is extremely energy efficient hence the B rating for the EPC Certificate. There is also 2 solar panel systems working in conjunction with the Air Source Heat Pump.

Integrated white goods, light fittings, blinds and curtains included in the sale.

**Directions:** Travel on the A93 through Milltimber taking a right at the junction on the bypass onto the B979, take first left onto Milltimber Brae, the next left and first right onto Milltimber Brae East. The property is the third on the right.



- Detached Energy Efficient Home
- Integrated Double Garage
- Large Garden Grounds
- Open Plan Reception Space
- Contemporary Home
- 4 Bathrooms

## Terms

Council Tax  
Band H

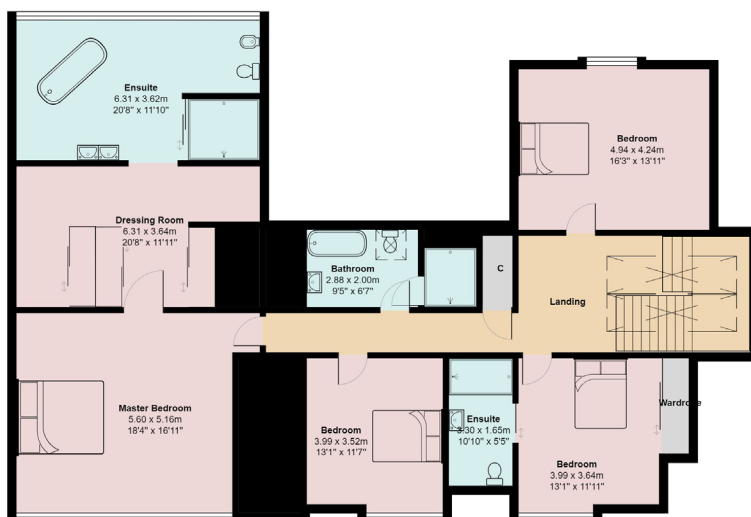
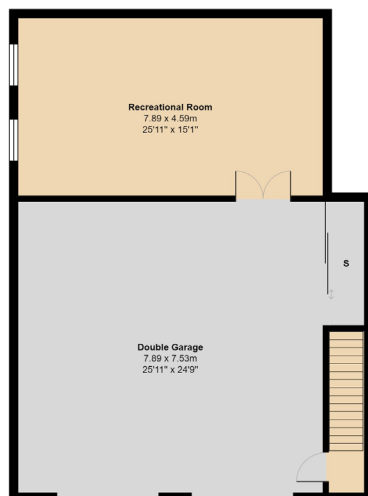
EPC  
Band B

Entry  
By Arrangement

Viewing  
Contact Solicitors  
01224 868687

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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.