



107 Millside Terrace, Peterculter,
Aberdeen, AB14 0WN

Offers Over £125,000

peterkins



107 Millside Terrace,
Peterculter, Aberdeen,
AB14 0WN

Offers Over £125,000

- Stylish Second Floor Apartment
- Generously Proportioned Living Room
- Well-Equipped Breakfast Kitchen
- Two Double Bedroom with Built-In Wardrobes
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Security Entry System
- Landscaped Communal Garden Grounds
- Ample Residents' Parking

Viewing: By appointment tel.
07522 641 433 or contact
Peterkins (01224) 428100

Ref: 48094/1

EPC: C

Council Tax: C

Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate the stylish interior of this **executive two bedroom second floor apartment** which enjoys a particularly peaceful location, within a modern residential development to the west of the city. Presented in immaculate condition, the property boasts fresh neutral décor complemented by quality blinds and floor coverings. The spacious accommodation comprises of: Hallway; generously proportioned living room; well-equipped breakfast kitchen; two double bedrooms with built-in wardrobes, bathroom with an over bath shower. Outside there are communal landscaped garden grounds maintained by the Factor for the development together with ample residents' parking. The property benefits from a security entry system, gas central heating and double glazing. The fitted flooring, blinds, light fittings and certain white goods will be included in the sale.

Location:

Peterculter lies approximately nine miles west of Aberdeen City Centre and is within easy commuting distance. There are several recreational and outdoor pursuits available locally including woodland walks in picturesque Lower Deeside and on the Old Deeside Railway Line, with golf courses, tennis courts, salmon and sea trout fishing within easy reach. There is also a good range of local shops and amenities and an excellent primary school with secondary education catered for at Cults academy. The AWPR is close by providing easy commuting to Kingswells and Westhill, Dyce and to the south of Aberdeen.

Directions:

Travel to Peterculter via Great Western Road and continuing onto North Deeside Road. Proceed through Cults, Bielside, Milltimber and Peterculter, then turn left just before the Rob Roy Bridge onto Millside Street then left again onto Millside Terrace.

Entrance:

The well-kept entrance is accessed via a security entry system and has a staircase leading to all floors.

Hallway:

A hardwood exterior door gives access to the welcoming hallway; built-in cupboard housing the hot water tank; wall mounted security entry handset and central heating thermostat; radiator; smoke detector; halogen light fitting; laminate flooring at entrance; fitted carpet.

Living Room: 18'1 x 13'6 (5.50m x 4.12m) approx.

Generously proportioned living room with two windows to the front of the apartment fitted with "Roman" blinds; ample space for a dining table and chairs; radiator; smoke detector; halogen light fitting; fitted carpet.

Breakfast Kitchen: 15'11 x 5'9 (4.85m x 1.75m) approx.

Well-equipped breakfast kitchen fitted with an excellent range of cream high gloss base and wall mounted cabinets linked by wood effect work surfaces and wall tiles; under cabinet lighting; breakfast bar; ceramic hob with a modern extractor hood above; built-in oven; integrated fridge, freezer and slimline dishwasher; wall cabinet housing the central heating boiler; base cabinets housing the electric and gas meters; window to the front of the property fitted with "Venetian" blinds; radiator; heat detector; halogen light fitting; laminate flooring. **Note:** The washing machine will not be included in the sale.



Bedroom 1: 13'10 x 9'2 (4.22m x 2.80m) approx.

Bright and spacious double bedroom with a rear aspect; two windows fitted with "Roman" and roller blinds; built-in wardrobe with sliding mirrored doors providing excellent hanging and storage space; radiator; smoke detector; halogen light fitting; fitted carpet.

Bedroom 2: 13'10 x 8'0 (4.22m x 2.43m) approx.

Good sized second double bedroom with a window overlooking the rear of the apartment fitted with a "Roman" blind; built-in wardrobe with sliding mirrored doors also providing great hanging and storage facilities; radiator; smoke detector; fitted carpet.

Bathroom:

Most attractive, fully tiled bathroom fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and bath complete with an over bath electric shower and glass shower screen; wall mounted mirror; shaver point; chrome ladder style radiator; tiled floor.

Outside:

The property overlooks mature landscaped garden grounds which are maintained under a factoring agreement. To the rear is an embankment provides good privacy and has mature trees and shrubs.

Parking:

There is ample residents' parking adjacent to the property.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com