



24 Oldfold Crescent, Milltimber,
Aberdeen, AB13 0JY

Offers Over £399,000

peterkins



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- Deceptively Spacious Detached Dwellinghouse
- Lounge & Dining Room on Semi-Open Plan
- Well-Equipped Kitchen
- Utility Room
- Family Room
- Two Bedrooms with En-Suite Shower Rooms
- Three Further Double Bedrooms
- Family Bathroom
- Large Storage Loft
- Gas Central Heating
- Double Glazing
- Beautifully Maintained Gardens
- Double Width Driveway
- Double Garage

Viewing contact Peterkins
on (01224) 428100

Description:

Early viewing is highly recommended to appreciate the interior of this deceptively spacious **five bedroom executive detached dwellinghouse** situated in a quiet cul-de-sac within the desirable Milltimber area of the city. Presented in immaculate condition, prospective purchasers will no doubt be impressed by the level of family accommodation on offer which spans over two floors and comprises of: Entrance vestibule; hallway with staircase leading to the upper floor; lounge and dining room on semi open plan with “French” doors leading out to the rear garden; well-equipped kitchen; utility room with garden access; master bedroom with en-suite shower room; three further double bedrooms; family bathroom. Upper Floor: Family room; guest bedroom with en-suite shower room; access to the large storage loft. Outside there are beautifully maintained gardens with a double width driveway to the side of the house which leads up to the double garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Milltimber is prestigious, sought after suburb of Aberdeen some 5 miles west of the City Centre. The area is well served by good commuter roads and affords easy access to most parts of the city and is close to main bus routes. The property lies close to the “AWPR” (Aberdeen Western Peripheral Route) which facilitates a quick route to the business centres north and south of the city, Aberdeen International Airport, Kingswells, Westhill and Dyce. A comprehensive range of local shops are available at nearby Peterculter, Cults and Bielside and exceptional primary/secondary schools are also located close by. In addition, there are a wide range of sporting and recreational attractions available in the area including Kippie Lodge Sports and Country Club, an 18-hole golf courses at Deeside and Peterculter, hill and forest walks and the opportunity for salmon and sea trout fishing in the River Dee.

Directions:

From Aberdeen follow the A93 North Deeside Road through Cults and Bielside. Upon entering Milltimber at the traffic lights, turn right up Binghill Road continuing onto The Meadows. Follow the road round then turn right into Oldfold Crescent. Number 24 is situated on the left hand-side of the road as indicated by our “For Sale” sign.

The accommodation comprises of:-

Entrance Vestibule:

A part glazed hardwood exterior door with glazed side panel gives access to the entrance vestibule; coat rails and shoe racks; ceiling cornice and light fitting; matwell; laminate flooring; a glass panelled door with glass side panel gives access to the hallway.

Hallway:

Welcoming hallway with a staircase and handrail leading to the upper floor; built-in storage cupboard; two radiators; smoke detector; two pendant light fittings; laminate flooring.



Lounge: 19'2 x 16'3 (5.85m x 4.95m) approx.

Exceptionally spacious lounge with a large window overlooking the front garden; radiator; smoke detector; ceiling cornice; two pendant light fittings; laminate flooring; archway leading to the dining room.

Dining Room: 13'0 x 10'8 (3.97m x 3.25m) approx.

The dining room is on semi-open plan to the lounge and features "French" doors which open out to the rear garden; radiator; ceiling cornice; pendant light fitting; laminate flooring; access to the kitchen.

Kitchen: 13'1 x 9'10 (4.00m x 3.00m) approx.

Well-equipped kitchen fitted with a comprehensive range of beech effect base and wall mounted cabinets; co-ordinated work surfaces; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; five ring gas hob with an extractor hood above; built-in double oven; integrated fridge/freezer and dishwasher; large window with a wonderful rear garden aspect; heat detector; downlighters; laminate flooring; door leading to the utility room.

Utility Room: 5'10 x 4'2 (1.77m x 1.27m) approx.

Functional utility room fitted with beech effect base and wall mounted cabinets linked by a co-ordinated work surface and wall tiles; under cabinet lighting; window to the rear of the house; washing machine and tumble dryer; radiator; high level shelving units; ceiling light fitting; laminate flooring; a part glazed exterior door gives access to the rear garden.

Master Bedroom: 12'4 x 11'2 (3.75m x 3.40m) approx.

Bright and airy master bedroom with two windows fitted with roller blinds overlooking the rear garden; built-in wardrobe with sliding mirrored doors providing excellent hanging and storage facilities; radiator; ceiling light fitting; laminate flooring; door to the en-suite shower room.

En-Suite Shower Room:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit with an aqua panelled splashback and an aqua panelled shower enclosure complete with a mixer shower; additional vanity units providing good storage; shaver point; chrome ladder style radiator; two frosted windows to the rear and side; extractor fan/light; ceiling light fitting; tile effect laminate flooring.

Bedroom 3: 14'1 x 9'5 (4.28m x 2.88m) approx.

Good sized third double bedroom with a pleasant front aspect; window fitted with a roller blind; built-in wardrobe; radiator; pendant light fitting; laminate flooring.

Bedroom 4: 11'1 x 8'1 (3.39m x 2.47m) approx.

The fourth double bedroom is also positioned to the front of the house; window fitted with a roller blind; built-in wardrobe; ceiling light fitting; laminate flooring.

Study/Bedroom 5: 13'0 x 7'5 (3.95m x 2.26m) approx.

This versatile room is currently being utilised as a study; window with a front outlook fitted with a roller blind; pendant light fitting; laminate flooring.

Family Bathroom:

The family bathroom is aqua panelled and fitted with a white three-piece suite comprises of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath with an overhead mixer shower and glass shower screen; wall mounted vanity unit complete with a mirror, glass shelves, downlights and an inbuilt shaver point; chrome ladder style radiator; frosted window to the side of the property; extractor fan/light; ceiling light fitting; tile effect laminate flooring.

Upper Floor:

Stairs leading up to the family room; balustrade; "Velux" window.

Family Room: 14'5 x 12'8 (4.39 x 3.86m) approx.

The family room makes a wonderful addition to the property; built-in bookshelves and television shelf; wall mounted central heating controls; radiator; smoke and CO detectors; two pendant light fittings; laminate flooring; access to the storage loft; door leading to the guest bedroom.

Guest Bedroom: 15'9 x 10'6 (4.79m x 3.19m) approx.

Well-appointed guest double bedroom with two "Velux" windows; built-in wardrobe and storage cupboard; radiator; pendant light fitting; laminate flooring; door to the en-suite shower room.

En-Suite Shower:

Attractive en-suite shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and shower enclosure complete with a mixer shower; chrome ladder style radiator; extractor fan/light; ceiling light fitting; tile effect laminate flooring.







Loft:

The large walk-in floored storage loft is accessed from the family room and houses the central heating boiler.

Outside:

The well-tended front garden is mainly laid to lawn with borders filled with well-established trees, shrubs and plants. There is also a paved pathway leading up to the front door.

The beautiful rear garden is fully enclosed providing a safe environment for children/pets and is also mainly laid to lawn with a feature rowan, small monkey puzzle and plum tree together with borders well stocked with flowering plants. In addition, there is a raised vegetable patch and a fabulous, large sandstone patio area (accessed from the dining room and utility room) providing a fabulous entertaining and sitting space.

Note: The electric meter is located at the side of the house.

Parking:

A double width driveway to the side of the house gives provides great off-street parking for two cars and leads up to the double garage.

Garage:

The double garage has an up and over door with power and light installed; high level storage; water tap; gas meter; door leading out to the rear garden.

Other:

Ref: 48114/1

EPC: Band C

Council Tax: Band G

Tenure: Ownership



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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.

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