



1 Agricola Place, Milltimber,  
Aberdeen, AB13 0BB

Offers Over £199,500

**peterkins**



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- Appealing End-Terraced Dwellinghouse
- Living Room with “French” Doors to the Rear Garden
- Well-Equipped Kitchen
- Two Double Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Solar Panels
- Intruder Alarm
- Well-Tended Gardens
- Two Allocated Parking Spaces

Viewing contact Peterkins  
on (01224) 428100 or  
Ms Marshall on 07989586714

Ref: 42899/5

EPC: Band B

Council Tax: Band E

Tenure: Ownership

#### Description:

We are delighted to offer for sale this appealing **two-bedroom end-terraced dwellinghouse** situated within the prestigious Oldfold Village Development built by Cala Homes. The property has been finished to a high specification and boasts neutral décor complimented by oak interior veneer doors, quality blinds and self-coloured floor coverings affording potential purchasers the ability to move with the minimum of fuss. The spacious accommodation spans over two floors and comprises of: Entrance hallway with staircase to the upper floor; cloakroom; living room with “French” doors leading out to the rear garden; well-equipped kitchen. Upper Floor: Two double bedrooms with built-in wardrobes; bathroom with an over bath shower. Outside there are well-tended gardens and two allocated parking spaces. The property benefits from an intruder alarm, gas central heating, solar panels and all windows are double glazed. The fitted flooring, integrated white goods, light fittings, blinds, wall mounted television bracket in bedroom 2 and the garden sheds will be included in the sale.

#### Location:

Milltimber is a popular residential area 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 also 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 nearby. 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 the West End of Union Street turn left onto Holburn Street and at the traffic lights turn right onto Great Western Road. At the junction with Anderson Drive continue straight ahead on North Deeside Road passing through the villages of Cults and Bielside. Upon entering Milltimber turn right at the traffic lights at the Oldfold Village junction and continue up the hill for some distance turning right onto Agricola Crescent. Agricola Place is the next road on the left and number 1 is situated on the left-hand side of the road as indicated by our “For Sale” sign.

#### The accommodation comprises of:-

#### Hallway:

A part glazed composite exterior door gives access to the welcoming hallway with a carpeted staircase leading to the upper floor; radiator; smoke detector; two pendant light fitting; LVT flooring.

#### Cloakroom:

The cloakroom is fitted with a white two-piece suite comprising of: W.C. with a concealed cistern and wall hung wash hand basin; radiator; wall mounted mirrored medicine cabinet; frosted window to the front of the house fitted with a roller blind; extractor; pendant light fitting; LVT flooring.

#### Living Room: 15'3 x 12'2 (4.65m x 3.70m) approx.

Generously proportioned living room featuring “French” doors which lead out to the lovely rear garden; under stair storage cupboard housing the electric meter, consumer unit and fibre terminal; smoke detector; ceiling light fitting; fitted carpet.



**Kitchen: 12'6 x 6'2 (3.82m x 1.89m) approx.**

The well-equipped "Laings" kitchen is fitted with an excellent range of matt ivory base and wall mounted cabinets complimented by stem oak work surfaces and splashbacks; under cabinet lighting; 1.5x stainless steel sink and drainer with a mixer tap; ceramic hob with a telescopic extractor above; built-in oven; integrated fridge/freezer, washing machine and dishwasher; wall mounted cabinet housing the central heating boiler; window with a front aspect fitted with a roller blind; extractor fan; heat and CO detectors; downlighters; laminate flooring.

**Upper Floor:**

Balustrade; built-in shelved storage cupboard; loft hatch; radiator; smoke detector; pendant light fitting; fitted carpet.

**Bedroom 1: 15'3 x 9'6 (4.64m x 2.89m) approx.**

Bright and airy double bedroom with a triple formation window to the rear of the house fitted with a roller blind providing fabulous views over the Dee Valley; wall to wall built-in wardrobes; radiator; pendant light fitting; fitted carpet.

**Bedroom 2: 10'7 x 7'9 (3.22m x 2.37m) approx.**

Good sized second double bedroom with a pleasant front outlook; wall to wall built-in wardrobes; radiator; pendant light fitting; fitted carpet. **Note:** The wall mounted television will be removed but the bracket will remain.

**Bathroom:**

Attractive bathroom fitted with a white three-piece suite comprising of: W.C. with a concealed cistern; wash hand basin set onto a vanity unit and bath complete with a mixer shower, rainfall/handheld shower fittings and a glass shower screen; shaver point; wall mounted mirror; frosted window to the front of the property fitted with a roller blind; tall chrome ladder style radiator; extractor fan; downlighters; LVT flooring.

**Outside:**

The front garden is mainly laid to grass with a low-level beech boundary hedge and a paved pathway leading up to the front door. The fully enclosed, south facing rear garden is also mainly laid to grass and granite chips with a paved patio area which provides an ideal area for outdoor entertaining. In addition, there are three garden sheds, a rotary dryer, outdoor water tap and power supply.

**Parking:**

Externally, there are two allocated parking spaces located at the front of 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](mailto: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.

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