



51 Binghill Road West | Aberdeen | AB13 0JB

Semi-Detached Three Bedroom Dwellinghouse

**Offers Over £270,000**



We are delighted to offer for sale this well presented three bedroom semi-detached property in the popular and much sought after residential location of Milltimber. The property offers versatile and well proportioned accommodation throughout which would undoubtedly suit a wide range of potential purchasers and individual requirements. Internal viewing is highly recommended to appreciate both the impressive accommodation on offer along with the peaceful and desirable setting the property enjoys.

The accommodation comprises of a welcoming entrance hallway which then provides access to the majority of the downstairs accommodation with the lounge firstly being situated to the front of the property. The room enjoys a pleasant outlook to the front garden and offers plentiful space for a wide range of furniture being focused around the feature fireplace. The dining room, a further versatile and generous space enjoys a lovely outlook over to the rear garden and alongside the lounge offers the purchase to configure these two public spaces in a variety of ways having both been finished in a modern neutral decor. The modern kitchen offers a substantial range of base and wall units allowing plentiful storage and work surface with additional space for white goods. To complete the accommodation on this level is the attractive sun room which benefits from a lovely outlook to the rear garden, the room could easily be utilised as further living or dining space and also allows access to the integral garage and rear garden.

To the first floor, there are three bedrooms all of which have been finished in a neutral and pleasant decor. The larger bedroom benefits greatly from a wide range of fitted storage with the second double bedroom offering an equally spacious room for free-standing furniture. There is a further single bedroom which could also be utilised as an ideal study. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath.

The property benefits from a spacious driveway leading to the integral garage which has been fitted with an up and over door along with both power and light. To the rear there is garden primarily laid to lawn with various mature and colourful shrubbery.

ACCOMMODATION

(Ground Floor)

- Lounge  
15'1" x 13'6" (4.6m x 4.12m) approx.
- Dining Room  
13'7" x 10'1" (4.14m x 3.07m) approx.
- Kitchen  
10'7" x 10'2" (3.23m x 3.1m) approx.
- Sun Room  
10'4" x 9'3" (3.15m x 2.82m) approx.

(First Floor)

- Double Bedroom  
11'9" x 10'6" (3.58m x 3.2m) approx.
- Double Bedroom  
11'1" x 10'3" (3.38m x 3.12m) approx.
- Double Bedroom  
10'1" x 7'8" (3.07m x 2.34m) approx.
- Bathroom  
8'2" x 6'7" (2.49m x 2.01m) approx.

Gas Central Heating

Double Glazing

Driveway with Garage

Rear Garden

EPC Band - D



**Hallway**



**Lounge**



**Dining Room**





**Kitchen**



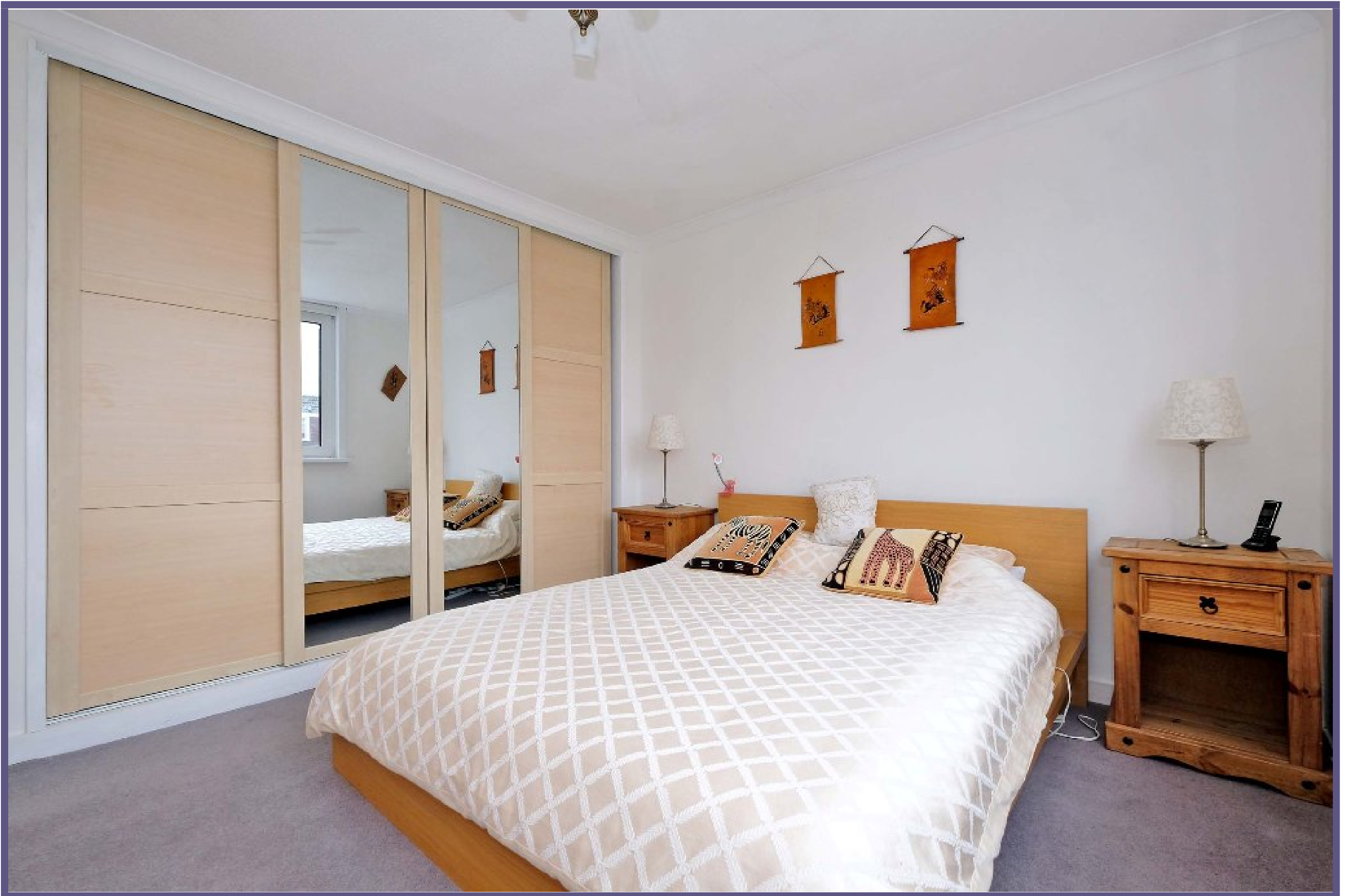
**Kitchen**





**Sun Room**





**Double Bedroom**



**Double Bedroom**





**Bedroom**



**Bathroom**



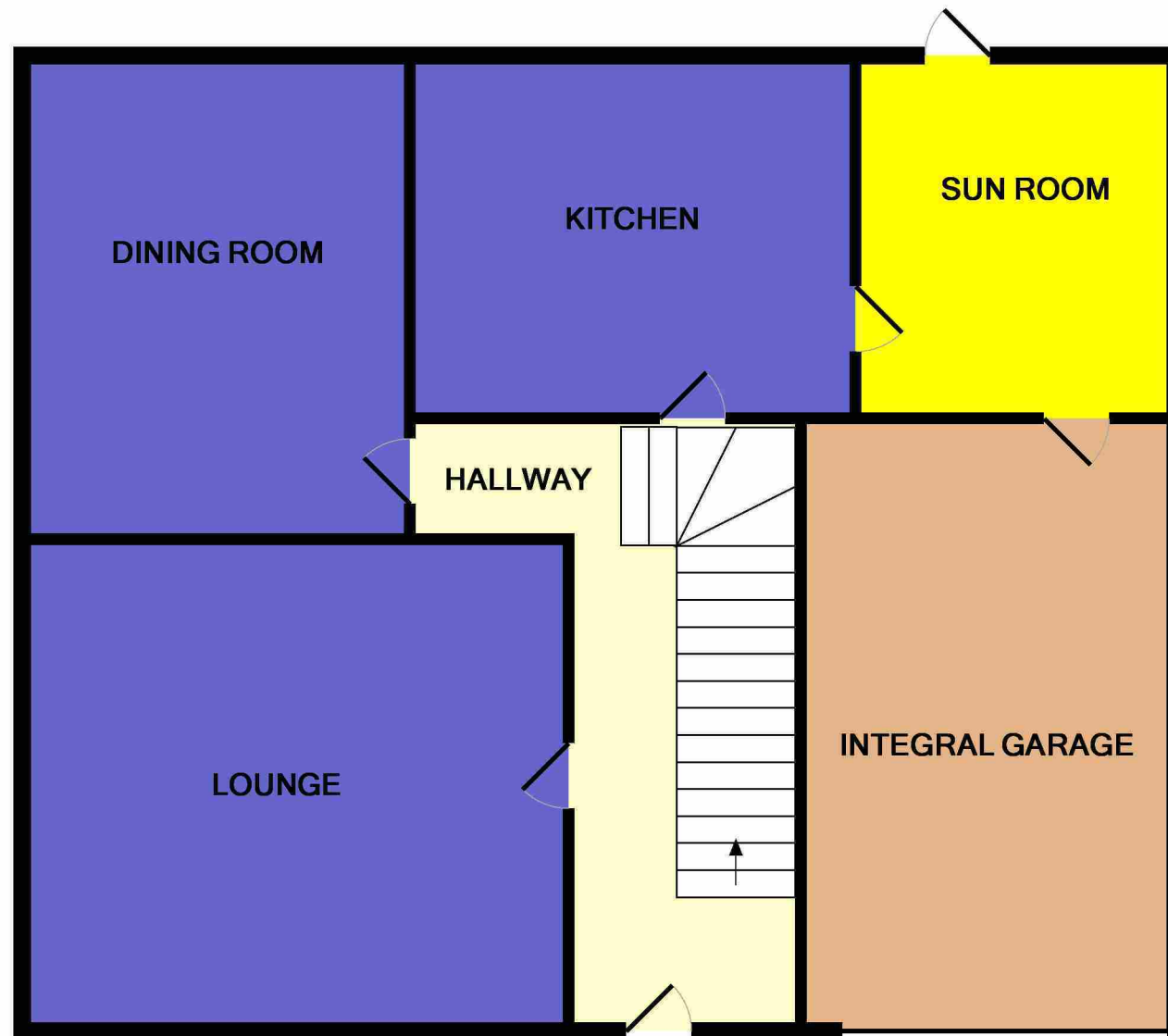


**Garden**

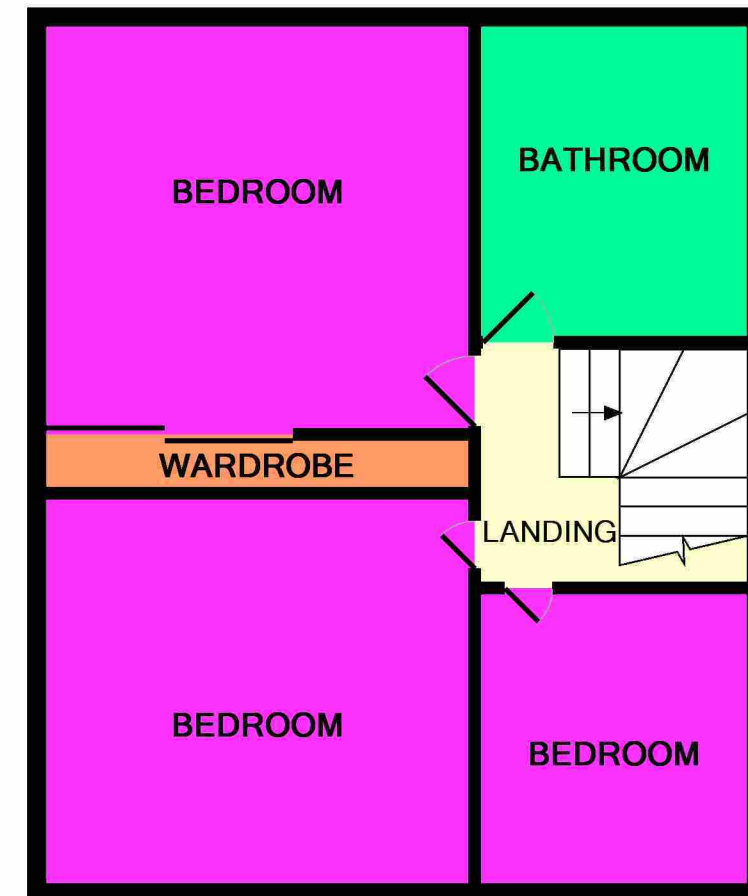


**Garden**





GROUND FLOOR



1ST FLOOR

## Floorplan

### Property location



Directions: Upon entering Milltimber from Aberdeen at the traffic lights turn right onto Binghill Road; continue up this road and take the second exit on the left into Binghill Road West and No 51 is located on the left hand side.

Location: Milltimber is a much sought after suburb linked to the city by an excellent commuter road and good public transport facilities. It also has the benefit of good education at local primary schools with Cults Academy within the catchment area for secondary education. There are good recreational and leisure amenities with shopping catered for at nearby Peterculter, Bielside and Cults, whilst Milltimber enjoys direct access to Royal Deeside. It is also particularly convenient for commuting to Westhill, Kingswells, Bridge of Don, Dyce and Aberdeen Airport.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.