



27 Binghill Road

Miltimber, Aberdeen, AB13 0JA

ledingham
chalmers
estate agency



Lounge



Dining kitchen



Dining kitchen (alt view)

**27 Binghill Road
Miltimber, Aberdeen, AB13 0JA**

Beautifully presented four bedroom dwelling house with large, rear south west facing garden.

- Stunning four bedroom detached villa
- Quiet picturesque surrounding
- Tranquil, fully enclosed south west facing rear garden
- Decoration and fixtures complete to excellent standard
- Generous private parking to the front of the property
- Ideally located for city centre and AWPR



Four beds.



Two bathrooms.



Two public rooms.

Beautifully presented four bedroom dwelling house with large, rear south west facing garden.

Located in the prestigious suburb of Milltimber this immaculately presented detached dwelling house with large attached garage is offered for sale

The property is presented beautifully throughout and enjoys a superb open outlook to the rear as the property is further enhanced by an attractive landscaped south west facing garden.

On entering the property we are met with a light vestibule which leads to the bright and airy hall, with neutral decor and floored with light oak. Off the hall we find the lounge, dining kitchen, study/second lounge, WC and a spacious double bedroom.

The lounge is generously proportioned with a lovely picture window to the front of the property flooding the room with natural light. Tastefully decorated, this room benefits from a gas fire with cream marble fire place and wood surround.

The study/second lounge is also generous in size and has a rear facing picture window. The current owner has used this as a study but there is ample room for free standing furniture if used as a second lounge.

The dining kitchen has been beautifully fitted with a generous range of cream base and wall units complimented by contrasting work tops and tiling and is fully appointed with integral dishwasher, fridge freezer, oven, microwave and miele washing machine and tumble dryer. A door from the kitchen leads to the outside of the property. The dining area has two French doors opening out to the attractive patio. The downstairs accommodation is completed by a generous double bedroom to the front of the property which has a large storage cupboard and ample space for free standing furniture. There is a large cloak cupboard and a separate WC which is



Study/second lounge



Master bedroom



Patio area



Rear garden

The broad stairway enjoys a good ingress of natural light as there is a window at the mezzanine level. The second floor accommodation offers three immaculately presented double bedrooms and viewers will undoubtedly be impressed by the excellent level of storage with wardrobes in every bedroom and good cupboard space. The Master bedroom has four, mirror fronted fitted wardrobes and has a lovely view over the garden, to the rear of the property. The ensuite has modern, contemporary white sanitary ware, a floating vanity unit, illuminated mirror and shower cubicle with mains shower. Bedroom two and three have double fitted wardrobes and are both extremely light due to the large front facing windows. The family bathroom has been beautifully fitted, again with white sanitary ware including a bath and shower cubicle and has been tastefully finished. There is a further large storage cupboard on the landing.

The front and side of the property has been laid with lock block and there is ample room for up to four cars on the drive way. To the rear, as earlier mentioned, the south west facing garden has been predominately laid to lawn but has mature shrubbery, trees and a beautiful patio area where alfresco dining can be enjoyed. The garden is fully enclosed and there is a shed that will remain.

Accommodation and plans

Lounge	16'7" x 13'10"	5.06m x 4.22m
Dining kitchen	18'10" x 15'4"	5.74m x 4.67m
Study/second lounge	14'10" x 9'9"	4.52m x 2.97m
Bedroom	12'2" x 10'2"	3.71m x 3.1m
WC	6'4" x 3'8"	1.93m x 1.12m
Master bedroom	13'11" x 9'7"	4.24m x 2.92m
Bedroom	13'11" x 11'9"	4.24m x 3.58m
Bedroom	13'8" x 8'1"	4.17m x 2.46m
Bathroom	10'3" x 5'7"	3.12m x 1.7m
Ensuite	7'1" x 6'7"	2.16m x 2.01m

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Directions

From Aberdeen travel west along the A93 North Deeside Road to Milltimber. On entering Milltimber turn right at the traffic lights on to Binghill Road. The property is located a short distance along on the left hand side opposite the Cala homes development

Location

Milltimber is a popular suburb of Aberdeen located approximately 5 miles from the City centre and has an excellent primary school and community centre. Secondary education is provided at nearby Cults Academy and there is a range of shopping facilities at Cults and Peterculter. The David Lloyd fitness centre, Sainsburys and Asda Superstores are all within a short drive away at the bridge of Dee and Miltimber is also particularly convenient for commuting to Westhill, Kingswells, Bridge of Don, Dyce and Aberdeen Airport.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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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 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.