



4 Colthill Circle | Milltimber | AB13 0EH

Versatile Six Bedroom Detached Family Home

**Offers Over £479,000**



Set within the desirable area of Milltimber, we offer for sale this substantial detached family home. The property offers versatile accommodation across three floors and combines generous living space, six double bedrooms and a large plot with gardens to both the front and rear.

The ground floor accommodation features an ideal layout for both family living and entertaining alike having a front facing lounge on semi-open plan to the dining room. From here, access is given to the well equipped kitchen which features an array of quality units as well as various integrated appliances, including a double oven. The kitchen opens into the family room, a useful additional reception room which is sure to be the hub of the home, featuring a wood-burning stove and giving direct access to the garden. A convenient study area and the modern cloakroom W.C. complete this floor.

The carpeted staircase ascends and splits giving access to the accommodation on the first floor. To the left, three generous double bedrooms are located, each of which offers built-in storage as well ample space for further free-standing furniture; as well as the family bathroom with three piece white suite and mains shower over the bath. The other side of the first floor accommodation offers two further generous double bedrooms as well as a Jack & Jill shower room with large walk-in shower, under-floor heating and vanity unit providing useful low level storage.

Continuing on to the second floor, the sixth and final double bedroom commands a beautiful view towards the countryside and could be equally well utilised as a home office or play room.

The home boasts fantastic storage throughout, not only in the bedrooms, but also in the generous floored loft which may be accessed via one of the bedrooms. The second floor landing also gives access to further eaves storage.

Outside, the gardens to both the front and rear are mainly laid to lawn, with the rear garden having a large patio area, ideal for outdoor dining and entertaining. The driveway to the front provides parking for several vehicles and leads up to the garage with up and over door.

ACCOMMODATION

Ground Floor

- Vestibule  
5'6" x 4'6" (1.68m x 1.37m) approx.
- Cloakroom  
6'5" x 4'6" (1.96m x 1.37m) approx.
- Lounge  
15'8" x 13'9" (4.78m x 4.19m) approx.
- Dining Room  
14'0" x 9'0" (4.27m x 2.74m) approx.
- Kitchen  
13'9" x 8'9" (4.19m x 2.67m) approx.
- Family Room  
14'3" x 13'0" (4.34m x 3.96m) approx.

First Floor

- Bedroom 1  
13'1" x 12'4" (3.99m x 3.76m) approx.
- Bedroom 2  
15'3" x 10'5" (4.65m x 3.18m) approx.
- Bedroom 3  
11'4" x 8'9" (3.46m x 2.67m) approx.
- Bathroom  
7'0" x 6'4" (2.13m x 1.93m) approx.
- Bedroom 4  
14'5" x 12'9" (4.4m x 3.89m) approx.
- Bedroom 5  
13'0" x 11'0" (3.96m x 3.35m) approx.
- Shower Room  
8'1" x 5'5" (2.46m x 1.65m) approx.

Second Floor

- Bedroom 6  
15'5" x 12'7" (4.7m x 3.84m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades. The furniture may be available by separate negotiation.

Gas Central Heating

Double Glazing

EPC Band D





**Lounge**





**Dining Room**





**Kitchen**





**Kitchen**





**Family Room**





**Cloakroom**





**Bedroom**





**Bedroom**





**Bedroom**





**Bathroom**





**Bedroom**





**Bedroom**





**Shower Room**





**Bedroom**





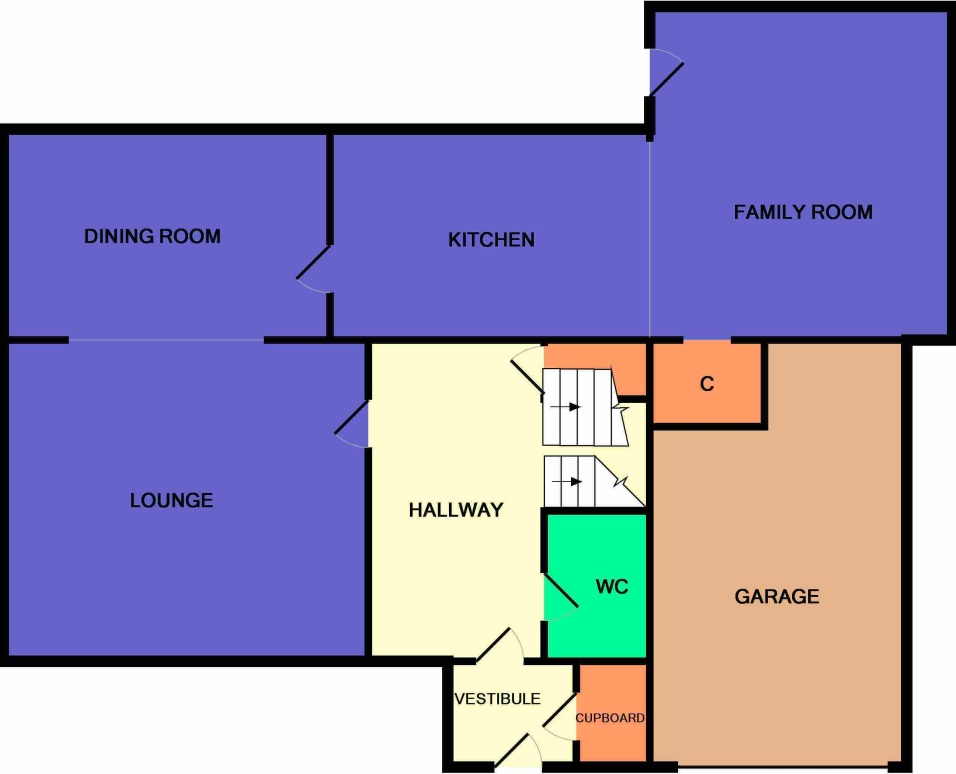
**Garden**



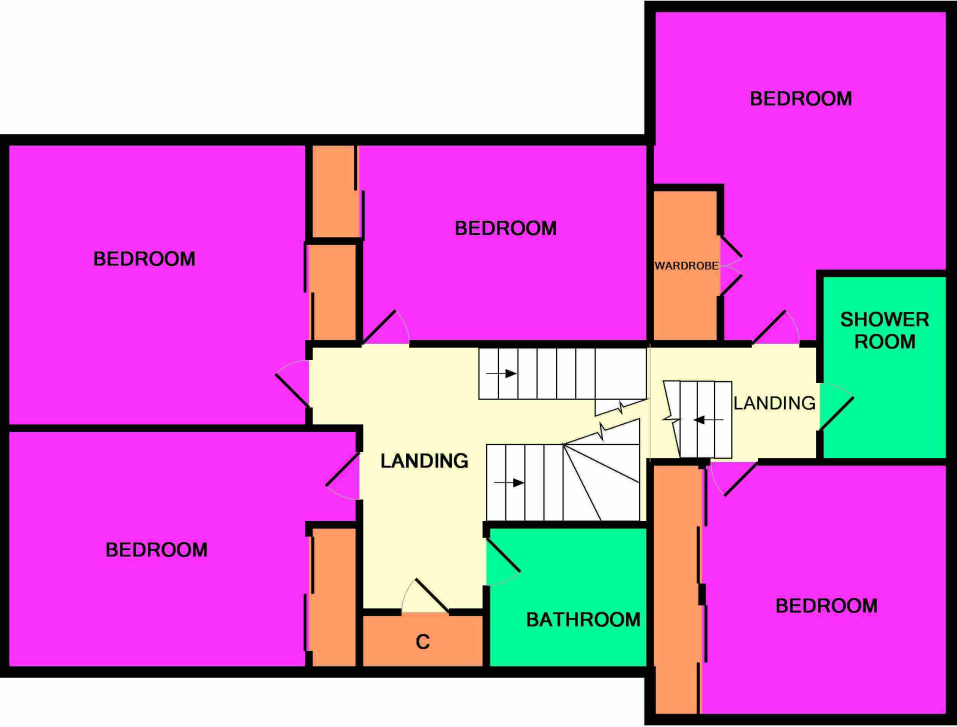


**Garden**

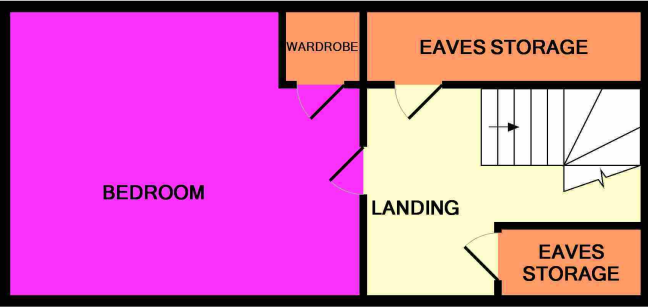




GROUND FLOOR



1ST FLOOR



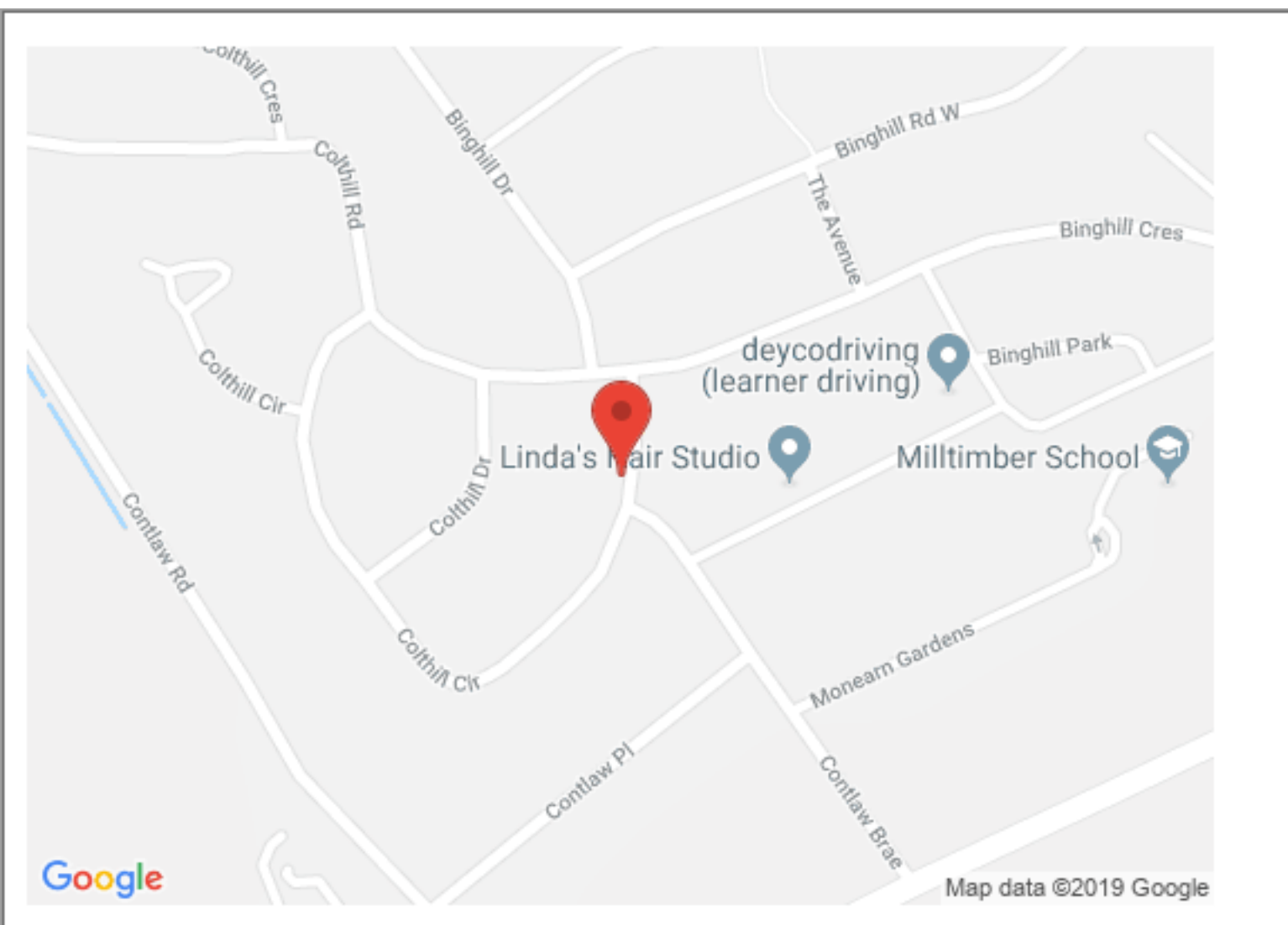
2ND FLOOR

Floorplan



Viewing By Appointment Telephone 07983 306085 or 07515 287371 or By Arrangement with Ledingham Chalmers on 01224 632500

### Property location



### Directions

Travelling from Aberdeen on North Deeside Road proceed through the suburbs of Cults and Bielside, continue through the first set of traffic lights at Milltimber and take the next opening on the right onto Contlaw Brae. Continue to the end of Contlaw Brae and turn left onto Colthill Circle.

### Location

Milltimber is a much sought after suburb linked to the city by an excellent commuter and good public transport facilities. It also has the benefit of recreational and leisure amenities with good education facilities at Milltimber Primary School and Cults Academy. Shopping is catered for at nearby Peterculter, Bielside and Cults, whilst Milltimber enjoys direct access to Royal Deeside. It is also particularly convenient for those commuting to Westhill, Kingswells, Bridge of Don and Aberdeen Airport where many of the office and industrial complexes are situated.

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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.