



**Tigh na Bruaich Binghill Road**

Milltimber, Aberdeen , AB13 0JA

ledingham  
chalmers  
estate agency



Lounge



Dining room



Dining kitchen

## Tigh na Bruaich Binghill Road Milltimber, Aberdeen , AB13 0JA

### Deceptively spacious delightful family home with sizeable accommodation

- Family orientated home with superb versatile
- Well proportioned rooms with open aspects
- Situated in one of Aberdeen's prime west end suburbs
- Located close to prestigious schools
- Ample garden grounds, sizeable driveway and garage
- Gas central heating and double glazing



Five beds.



Three bathrooms.



Four public rooms.

## Deceptively spacious delightful family home with sizeable accommodation

This five bedroom detached villa is situated in the most sought after location of Milltimber. Standing on a good sized site, the property has a large driveway, a double integral garage, and mature private gardens. Spanning two floors, the layout includes bedrooms and bathrooms on each level, and therefore widens its appeal to purchasers of all ages and abilities. Decoration is a blend of neutral shades and accent colours and with generous windows and a favoured aspect, there is a lovely flow of natural light creating a bright and airy feel throughout. On the ground floor, there is a large reception hallway, storage cupboards, internal access to the garage, entry to all the rooms and a staircase to the upper floor. The family room is conveniently placed with views to the rear garden, a double bedroom on the ground floor has good proportions. The lounge, with an open fire provides a cosy focal point, and further benefits from a rear outlook, French doors lead through to the dining room. The dining room itself is a bright and airy room with sliding glass patio doors to the garden. The heart of any home is the the kitchen and viewers will not be disappointed to find a large dining kitchen in this property, with a good range of wall and base mounted pine units there is ample space for a table and chairs if desired. A breakfast bar provides the perfect place for informal dining and a side door gives access to the garden.



Bedroom



Master bedroom



Garden



Garden

There is a further bathroom, study room with shelving and a large utility room to the ground floor.

Upstairs there is a spacious landing with natural light drawn in from a Velux windows, there is eaves access and a deep, elongated, walk-in cupboard. The hallway has potential to be used as a study, play area, gym or hobby station. The accommodation continues to be expansive on the upper level and there is a master bedroom with ensuite, and three further double bedrooms all with ample space for a variety of free standing furniture, fitted storage and wardrobe space .

Completing this family home is a further bathroom with with a shower enclosure and separate bath.

The front garden has mature shrubs and private hedging, The driveway can take at least four cars leading up to the garage which has an electric door, power and light. A gate opens to the rear garden. It has a lawn, mature shrubs, sand pit, shed and a paved patio.

## Accommodation and plans

Entrance hallway	8'7" x 7'7"	2.62m x 2.31m
Family room	13'1" x 11'7"	3.99m x 3.53m
Bedroom	18'4" x 13'1"	5.59m x 3.99m
Utility Room	8'6" x 9'5"	2.59m x 2.87m
Lounge	18'4" x 16'4"	5.59m x 4.98m
Dining room	14'0" x 9'3"	4.27m x 2.82m
Kitchen	18'9" x 13'4"	5.72m x 4.07m
Master bedroom	14'11" x 13'4"	4.55m x 4.07m
En suite	13'4" x 4'8"	4.07m x 1.42m
Bedroom	14'7" x 9'6"	4.45m x 2.9m
Bedroom	17'5" x 9'6"	5.31m x 2.9m
Bedroom	18'6" x 13'9"	5.64m x 4.19m

15 Binghill Road



Ground Floor



First Floor

## **Directions**

From Aberdeen travel west along the A93 North Deeside Road. On entering Milltimber turn right at the traffic lights on to Binghill Road, the property is located on the left hand side as indicated by our for sale board.

## **Location**

Milltimber, a prestigious west end residential suburb is within easy commuting distance of Aberdeen and the airport. As Europe's oil capital, it has a wealth of amenities, with air, sea and land links to all parts of the country. Good local schools are in the area including Milltimber Primary School and Cults Academy and there are a number of private schools including an International School in the city. A regular bus route runs along North Deeside Road with links the city centre and thereafter to all parts of the city and suburbs. There is also easy access to the new AWPR route. Milltimber is at the gate to Royal Deeside and convenient for a choice of outdoor pursuits including walking, hiking, fishing, ski-ing and golfing.

## Arrange a viewing

Viewing By appointment telephone 07492655526 or 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.