



101 Binghill Grove,
Milltimber, Aberdeen, AB13 0HF

**ledingham
chalmers**
estate agency



Hallway



Lounge / Diner

Two bedroom ground floor apartment

- Luxurious two bedroom apartment on ground floor level
- Excellent storage facilities throughout
- Residents and Visitors Parking
- Two generous Double Bedrooms, one with En Suite
- Modern Kitchen with appliances included in sale
- Bright and airy Lounge / Diner with access to Balcony



Balcony



Two beds.



Two bathrooms.



One public room.

Set in a beautiful, private location, this two bedroom ground floor apartment offers the opportunity to reside in tranquil surroundings, providing luxury living for the discerning buyer.

Designed for the over 55s, the apartment features quality fixtures and fittings, while also providing spacious and neutrally decorated living accommodation which is ready to move into. Further benefits include gas central heating, double glazing and video security entry system.

Entry to the property is via the well proportioned entrance vestibule. A partially glazed door leads into hall which includes two deep built in cupboards with built in storage and access to the electric meter and consumer unit.

Overlooking the rear of the property and surrounding grounds, the lounge is of impressive proportions which allows for ample space for free-standing furniture. Full length windows and glazed doors provide an abundance of natural light, as well as allowing access to an exclusive patio area with steel railings ideal for al fresco dining and displaying potted plants and shrubs.

The dining kitchen is fitted with a modern range of attractive cream base and wall units, with an extensive work top incorporating a 1.5 stainless steel sink with drainer and hob with extractor fan above. Fitted with variety of quality appliances and electric oven, there is ample room for a small dining table and chairs.



Kitchen



Bedroom



Ensuite



Bedroom

The main bedroom is a light and airy room with a full length window overlooking the development. Fully carpeted and of neutral decor, this lovely bedroom benefits from a large deep built in double wardrobe with sliding mirrored doors. The ensuite is again of great proportions and has been fitted with a stylish suite.

Bedroom two is also of generous proportions, with a full length window and deep built-in double wardrobe. Completing the living accommodation is the spacious shower room which is fitted with an attractive white three piece suite.

The communal halls and entrances throughout the building are in excellent order throughout. A large, beautifully maintained communal seating area is situated towards the front of the building, which regularly plays host to the many activities which are organised for and by the residents and which can also be used for private family functions if so desired.

The property also enjoys the benefit of an exclusive parking space, while the local bus stop is located just a short walk away on the North Deeside Road.

Viewing is highly recommended in order to truly appreciate the quality of the accommodation available.

Accommodation

Lounge / Diner	20'1" x 17'5"	6.12m x 5.31m
Kitchen	11'4" x 8'7"	3.46m x 2.62m
Bedroom	11'5" x 9'1"	3.48m x 2.77m
Bedroom	8'11" x 12'9"	2.72m x 3.89m
En Suite	6'7" x 8'3"	2.01m x 2.52m
Shower Room	6'7" x 7'6"	2.01m x 2.29m



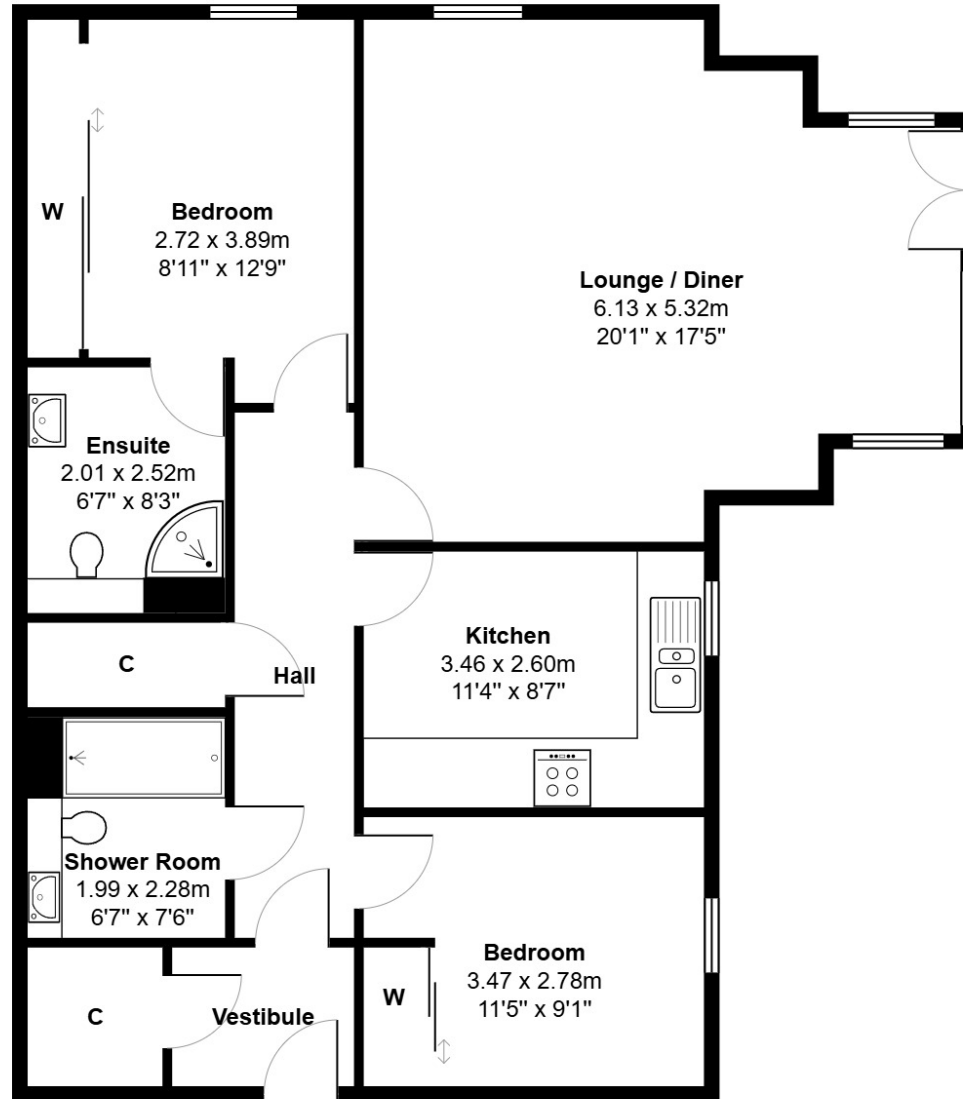
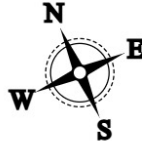
Shower Room



Exterior

Floorplan

101 Bingham Grove



Directions

From Aberdeen follow the A93 North Deeside Road through Cults and Bielside towards Milltimber. On reaching the traffic lights, turn right into Binghill Road and then first right into the Woodland Grove development. The property is easily located with the numbering on the buildings.

Location

Milltimber is a popular suburb of Aberdeen located approximately 5 miles from the City centre. With excellent local transport links to and from the City Centre, there is a good range of shopping facilities, in addition to doctor's surgeries and libraries, nearby in both Cults and Peterculter. Slightly further afield in Garthdee are the Sainsburys and Asda Superstores. A wide range of sporting and recreational attractions are locally available, including Kippie Lodge Sports and Country Club and 18 hole golf courses at Deeside and Peterculter golf clubs. Within the surrounding area there are also plentiful hill and forest walks, in addition to salmon and sea trout fishing in the River Dee.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com