

# 44 Bingham Road West

MILLTIMBER, AB13 0JB



*Detached spacious five bedroom with large gardens in a prestigious West End residential suburb*



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McEwan Fraser Legal are delighted to offer for sale a spacious five-bedroom dwelling in a prestigious West End residential suburb of Aberdeen. Number 44 Binghill Road West, the versatile living accommodation over two levels includes bedrooms and bathrooms on both floors which will appeal to a wider audience especially young families with room to grow or extended families. The property is decorated throughout in a blend of neutral shades with generous-sized windows allowing a flow of natural light, further benefiting from double glazing and central heating throughout. With its desirable location, accommodation viewing is an absolute must to appreciate all that is on offer fully.

# THE LOUNGE



The internal accommodation comprises an entrance hallway; the front door opens to a reception hallway with entry to all the rooms. The lounge is flooded with natural light provided by a large picture window. A feature fireplace adds that touch of grandeur and is the focal point of this room which is well-screened from the road by mature trees.



# THE KITCHEN



The kitchen is open plan to the dining area and features a good range of wall and base-mounted units with coordinated worktops, a sliding patio door into the spacious rear garden from the dining area is perfect for entertaining and some alfresco dining. A stable door allows access to the boiler room, and garage with an additional stable door to the garden.





There are two spacious double bedrooms with built-in wardrobes and a family bathroom with a bath and shower. An office with a built-in double wardrobe, that could be used as a sixth bedroom, providing an ample sanctuary as a home office or study area, completes the ground floor accommodation.

## BEDROOM 4





# BEDROOM 5





# BEDROOM 6/OFFICE





# THE BATHROOM







A wooden staircase with a balustrade draws natural light from a window above the stairs and on the landing where there is access to the eaves and a deep, elongated, walk-in attic cupboard stretching the full length of the house which provides potential for further extension. A master bedroom with two built-in double wardrobes and a south-facing wall of windows provides a flood of light. There are two further bedrooms with cleverly designed wardrobes that sit opposite each one. At the end of the corridor is a bright neat toilet with a wash hand basin. In addition, there are ample storage cupboards throughout the property and the dormer roof is an ideal sun trap for solar panels.

# BEDROOM 1









# BEDROOM 2





# BEDROOM 3





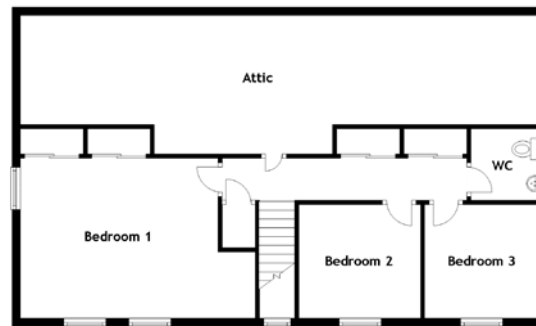
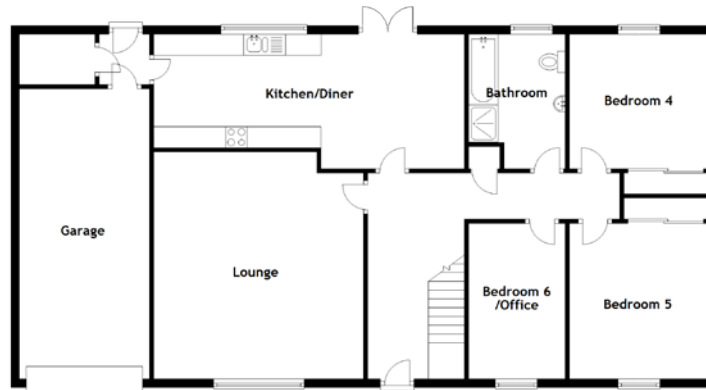
The front south-facing garden allows for off-street parking immediately in front of the garage, laid to lawn with borders that are awash with colour from various mature trees, shrubs and plants. The extensive rear garden is laid to lawn, enclosed by a perimeter wall with various hedging and mature trees, shrubs and plants which are awash with colour throughout the year. It also incorporates a patio area from the dining room which is perfect for entertaining and enjoying the sun and some alfresco dining. The rear garden ensures an ideal environment for children and pets alike.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Ground Floor

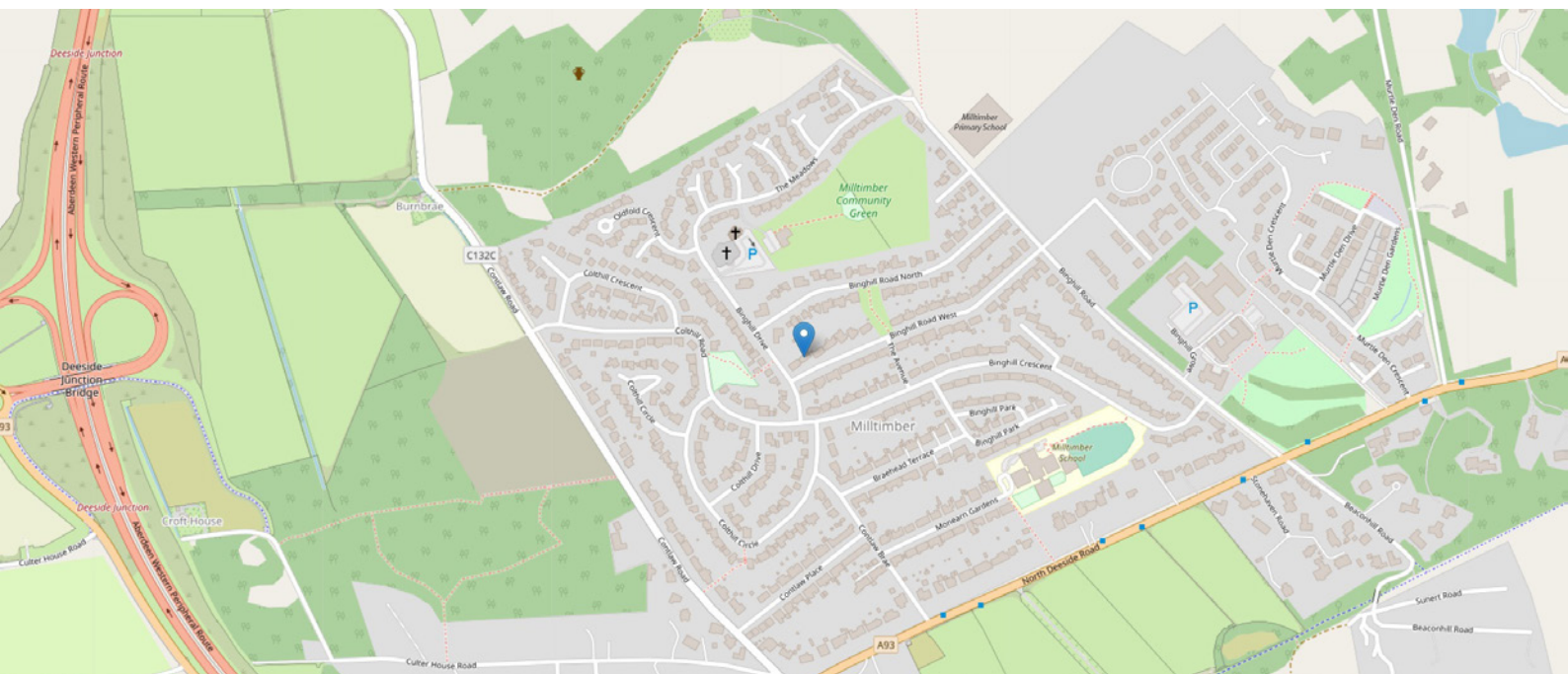
Lounge	5.40m (17'9") x 5.00m (16'5")
Kitchen/Diner	7.30m (23'11") x 3.20m (10'6")
Bedroom 4	3.30m (10'10") x 3.20m (10'6")
Bedroom 5	3.70m (12'2") x 3.30m (10'10")
Bedroom 6/Office	3.70m (12'2") x 2.30m (7'7")
Bathroom	3.20m (10'6") x 2.30m (7'7")

## First Floor

Bedroom 1	5.60m (18'4") x 3.80m (12'6")
Bedroom 2	2.80m (9'2") x 2.70m (8'10")
Bedroom 3	2.70m (8'10") x 2.70m (8'10")
Attic	12.40m (40'8") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 166m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, some light fittings and selected curtains and blinds.





# THE LOCATION

This superior detached dwelling is located in the quiet residential area of Milltimber, one of the city's most prestigious suburbs.

Superb reputable primary and secondary education is provided at Milltimber, with a brand new primary school at the end of the street, Cults and Peterculter with other private schools available within Aberdeen City. Aberdeen also has a tradition of high quality tertiary and further education via Aberdeen University, Robert Gordon's University and the North East Scotland College.







Excellent and regular public transport links are available to and from the city, and the new (AWPR) Aberdeen Western Peripheral Route makes all industrial areas north and south of the city readily accessible, including Dyce International airport. There is a variety of sporting and leisure pursuits on offer at nearby Deeside Golf Course and Kippie Sports and Country Club, which is within walking distance, along with local shops, pubs and restaurants.

The property is approximately 6 miles to the West of the city centre providing all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach for the outdoor enthusiast and the open spaces of Royal Deeside offer a choice of activities.

The city offers excellent bus and rail service with national and international flights from Dyce Airport. The main East Coast Rail network also operates from Aberdeen providing a link to the central belt, the South and beyond.



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