



34 Bingham Road West

Milltimber, Aberdeen AB13 0JB



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solicitors



The light and spacious Reception Hall is of neutral decoration while being fitted with attractive maple wood flooring throughout. A partially glazed door leads into the spacious and bright Lounge, which overlooks the front garden and a fireplace set on a slate hearth. The well proportioned Dining Room is fitted with maple wood flooring and enjoys peaceful views over the rear garden. An open doorway from the Dining Room leads into the Kitchen, which also overlooks the rear garden via a large window. Of neutral decoration and fitted with tiled flooring, the Kitchen features a range of wood frontage base and wall units, including a glazed display unit. Slate effect roll top work surfaces incorporate a stainless steel sink with a range of appliances. Overlooking the front garden via a deep silled window, the Master Bedroom is a good sized room of neutral carpeting and tasteful décor. Double Bedroom Two enjoys views over the rear garden. Of tasteful décor and cream carpeting, there is ample fitted storage available in the form of a double wardrobe with fitted double cupboards above. Double Bedroom Three is a bright room which overlooks the front garden with a built in wardrobe. Finally, there is a large, modern Shower Room and a separate W.C.

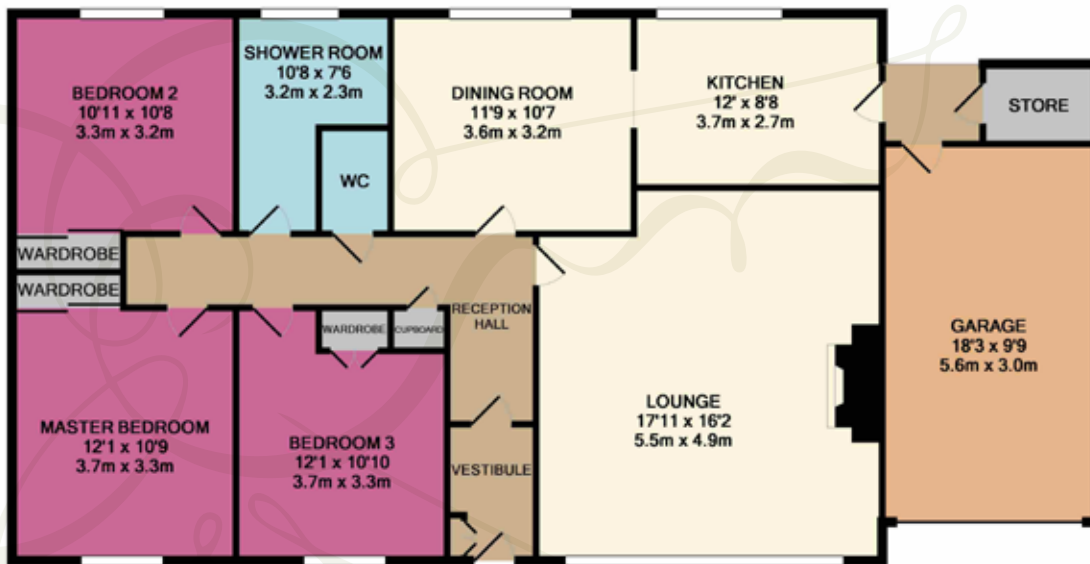
- 3 Double Bedrooms
- 2 Public Rooms
- Gas Central Heating
- Double Glazing

34

Binghill Road West
Milltimber, Aberdeen AB13 0JB

This well proportioned three bedroom detached bungalow with linked single garage is located within the popular suburb of Milltimber on the outskirts of Aberdeen. Offering bright and versatile living accommodation throughout, the property is situated within generously proportioned garden grounds. Set back from Binghill Road West, the property includes a very private garden to the rear, while the south facing front garden includes a sweeping driveway with dual access points. This property also has huge potential to be extended out into the garden at the rear, or to convert the large floored loft area to create further living accommodation. Planning permission was granted which has now since expired, but could be re-instated subject to relevant plans being re-submitted. Early viewing is highly recommended.





Terms

Council Tax

Band F

EPC

Band D

Entry

By Arrangement

Viewing

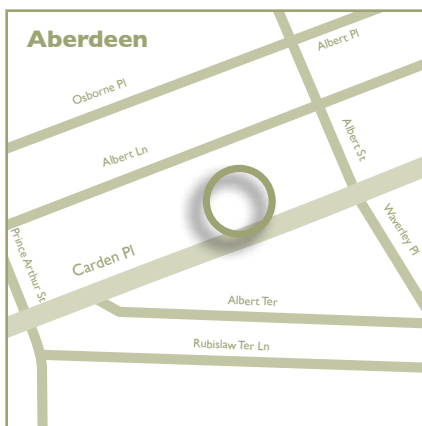
Contact Solicitors
01224 868687

N.B. Whilst these particulars are believed to be correct they are not guaranteed and do not form part of any contract.

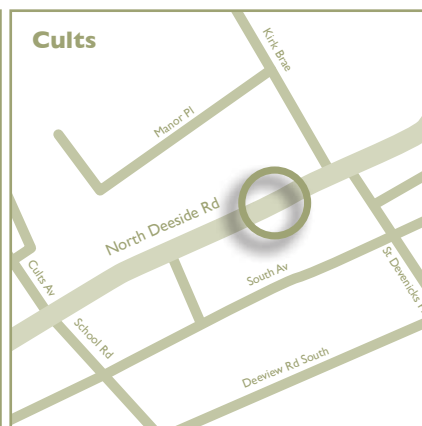
mackinnons services

- Property matters including Sales and Purchase
- Wills, Trusts and Executries
- Powers of Attorney
- Employment Law
- Business Law
- Tax
- Leasing

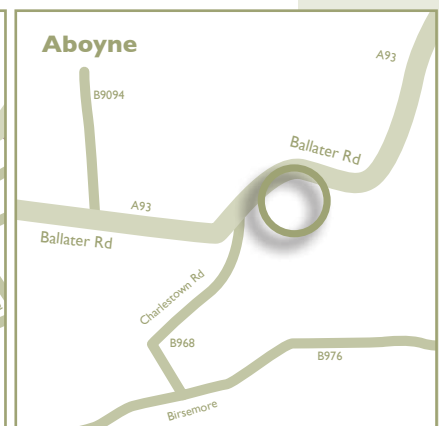
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