



LUXURY HOMES COLLECTION

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82 CONTLAW ROAD *ABERDEEN, ABERDEENSHIRE AB13 0EJ*







82 Contlaw Road

In the prestigious suburb of Milltimber, Aberdeen, this detached house offers a perfect blend of elegance and functionality. Boasting 2 reception rooms, 4 bedrooms, and 3 bathrooms, this property is ideal for a modern family seeking comfort and style.

The house sits on the edge of the countryside, providing a tranquil retreat from the hustle and bustle of city life. The successful extensions over the years have created a spacious family home with a unique layout that can easily adapt to your needs.

With an impressive array of fine features, this property caters to the requirements of today's families. From the inviting reception rooms to the well-appointed bedrooms and bathrooms, every corner exudes quality and charm.

Milltimber's desirable setting adds to the allure of this residence, making it a truly exceptional find. A viewing is highly recommended to fully appreciate the beauty and high standards that define this remarkable property. Don't miss the opportunity to make this house your dream home in Aberdeen.

Offers In The Region Of £425,000



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The Property

This desirable detached residence has been successfully extended over the years providing spacious family home with a distinctive yet adaptable layout incorporating an abundance of fine features and all the requisites for today's modern family needs.

Viewing is highly recommended to fully appreciate not only the properties notable setting also the high standards that prevail throughout.

Milltimber is a prestigious suburb to the West of Aberdeen City.

Location

Milltimber is a suburb of Aberdeen, around 6 miles (10 km) west of Aberdeen city centre. Along with the nearby settlements of Cults and Bieldside, it is home to some of the wealthiest residents of Aberdeen with the nearest shop situated in neighbouring Bieldside. However, it is home to a highly rated primary school. Kippie Lodge is a sports and social club, with a 9-hole golf course, swimming pool, sports complex, creche and restaurant. Next to the lodge are the playing fields of the independent Albyn School. also ideally situated for access to the A90 Aberdeen Western Peripheral Route (AWPR) for commuting both north and south.

Entrance Hall

Entered via a modern a white UPVC and glazed door full glazed window to the front. Staircase leads to the first floor accommodation, door to cloakroom shower room, dining kitchen and bedroom/sitting room.

Sitting Room

4.27m x 3.70m (14'0" x 12'1")

The sitting room enjoys a window feature to the front. A good sized reception room and can also be an ideally used as a double bedroom as in its current use.

Cloakroom/Shower Room

Well designed cloakroom and shower room, fully tiled comprising WC, wash basin and a quadrant shower cubicle.



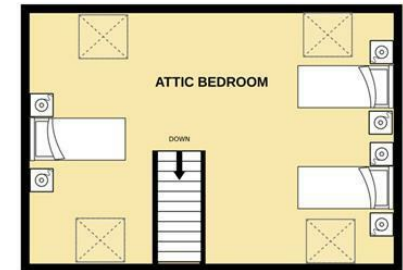
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Kitchen/Dining Room

8.80m x 3.50m (28'10" x 11'5")
A particularly spacious and well designed modern fitted kitchen incorporating a wide range of wall and base units, with fitted appliance to include a five ring gas hob, over head extractor, double oven, grill/microwave oven and a dishwasher. Window feature to the rear over looking the rear garden.

Utility Room

3.53m x 1.93m (11'6" x 6'3")
The utility room is accessed from the Kitchen/Dining Room. A small stair case lead down to the utility via a glazed door, comprises of a range of base units, sink space for washing machine, the gas hearing combi boiler is housed within the room, a door leads off to the rear garden and opposite door leads to the front garden.

Lounge

6.01m x 4.75m (19'8" x 15'7")
A bright and spacious family lounge with full width window feature and French doors leading off to the timber decked area and rear garden. Ceiling skylight windows allow natural light. The room is enhanced with an attractive brick fire surround and hearth with a living flame gas fire.

Upper Landing

A spacious upper landing leading access to bedroom and bathroom accommodation.

Family Bathroom

Attractively designed family bathroom comprising of WC, panelled bath and a vanity unit with two wash basins and obscure glazed which is located to the rear.

Master Bedroom

4.25m x 3.69m (13'11" x 12'1")
A good-sized double bedroom, with window feature to the front and a range of fitted wardrobes to one wall providing ample shelving and hanging space. Door to the En-Suite Shower Room.

Master Bedroom En-suite

Modern fitted shower room comprising, WC, wash basin and shower cubicle.

Bedroom Two

3.54m x 3.39m (11'7" x 11'1")
A spacious double bedroom with window feature to the front ample space for free standing wardrobes and additional bedroom furnishings, a door leads to a staircase leading to the attic bedroom.

Bedroom Three

3.28m x 2.28 m (10'9" x 7'5" m)
A double or large single bedroom with a window feature to the rear. There is adequate space for bedroom wardrobes and furnishings.

Attic room /Bedroom Four

8.0m x 5.85m (26'2" x 19'2")
Access to the attic room is gained from a staircase off bedroom

two. The attic bedroom is of generous proportions with skylight windows providing natural light to the room. There is ample space for bedroom furnishing ideally could be a bedroom or games room.

Garage

Double Garage is attached to the house.

Gardens

A sweeping curved drive way leads to the main entrance and garage. The front garden is bordered with a low-level wall with grassed area to either side of the driveway. To the rear grassed area, a timber decked area. The garden is well stocked with mature shrubs and trees including an apple tree and plum tree.

Heating and Glazing

The property is heated by a gas fired central heating system. The property is double glazed.

Interested In Viewing This Home?

Call your local Estate Agent, Ken Anderson to see this property. Viewing by appointment. 0800 999 1565 | 07585 184793.

Expert Mortgage Advice

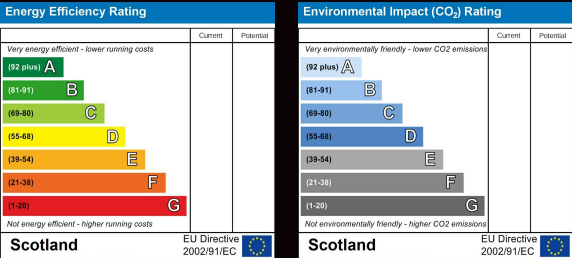
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