

2 Millgrove Road

STONEYWOOD, ABERDEEN, AB21 9HW



Spacious four-bedroom detached family home in a quiet cul-de-sac location, traditional stone and slate, circa 1982, fantastic garden space, close to all amenities



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



2 Millgrove Road, Stoneywood is a generously proportioned detached four-bedroom home located in a small cul-de-sac and offers spacious and versatile living accommodation over two levels. The current owners, during their tenure, have maintained and upgraded when and where necessary; the property further benefits from full uPVC double glazing and gas central heating.

THE LOUNGE



Offering spacious accommodation over two floors. The ground floor includes an entrance vestibule to a welcoming hallway and all further accommodation. A bright, spacious lounge to the front of the property with a huge picture window is flooded with natural light. A bespoke fireplace adds a touch of grandeur; French-style interior doors allow access to the fully fitted dining kitchen.

THE KITCHEN & UTILITY



The kitchen boasts quality appliances, extensive storage, ground and wall-mounted cupboards with contrasting worktops. There is access to the utility room, and in turn the rear garden and the integrated garage. From the kitchen you have access back to the main hall leading to the formal dining room or family room, and the conservatory. A guest WC completes the ground floor accommodation.



THE DINING ROOM



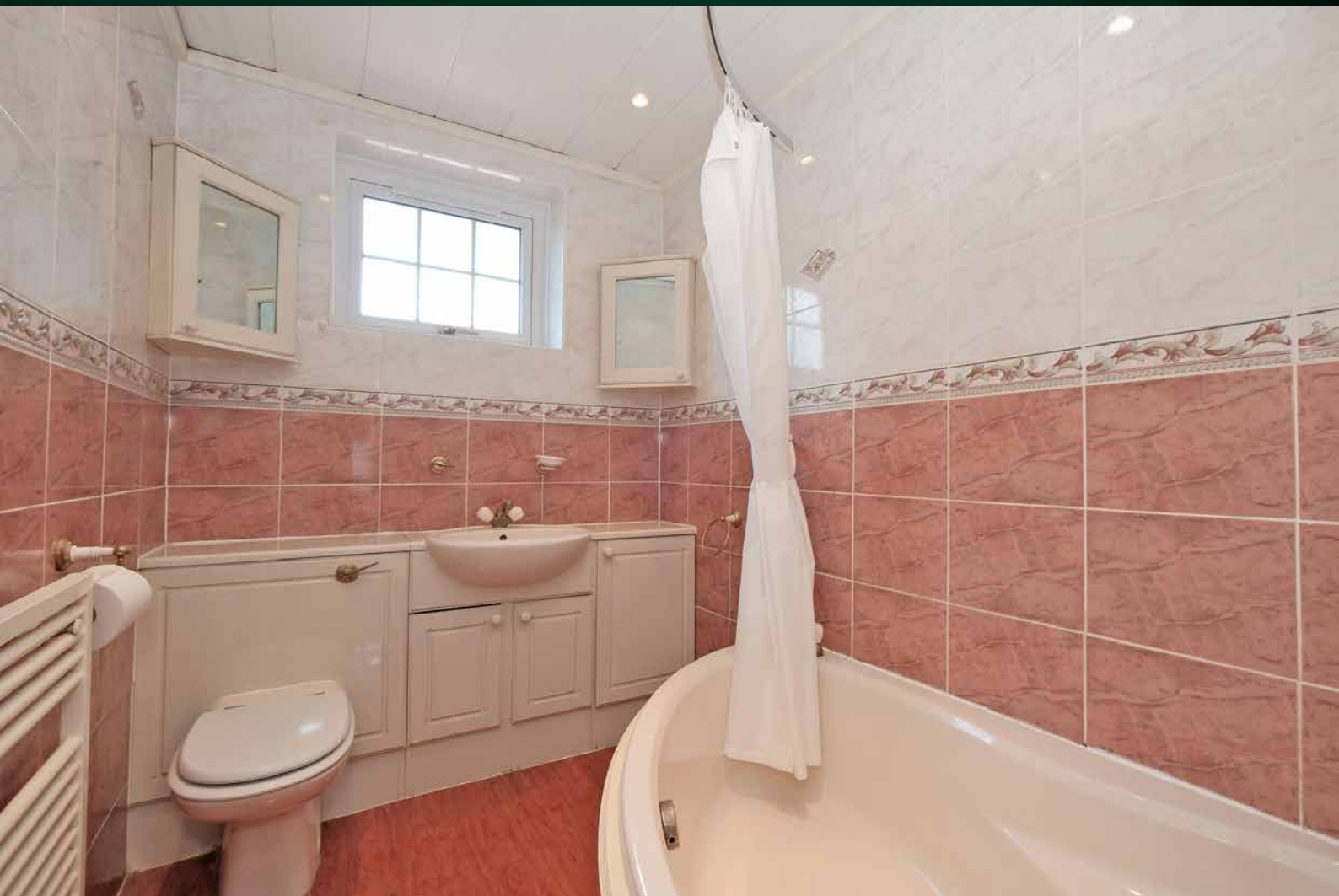
THE CONSERVATORY





A carpeted staircase with wooden balustrade leads to the upper floor, a centrally located family bathroom with shower over the bath, three double bedrooms, two of which have fitted wardrobes, with the master bedroom having an en-suite shower room and twin wardrobes. In addition, there are ample cupboards throughout the property.

THE BATHROOM



BEDROOM 1



the master bedroom having an en-suite shower room and twin wardrobes



BEDROOM 2



BEDROOM 3



BEDROOM 4



The extensive gardens are bordered mostly by a small wall with a high perimeter hedge, providing privacy. The front garden has an extensive drive leading to the integrated garage, which has an electric up-and-over door. The drive at the front and side allows parking for multiple vehicles. The front garden is laid mostly to lawn with sporadic planting of mature shrubs and plants.

Gated access to the rear garden on both sides of the property ensures a safe environment for children and pets alike. A patio area from the utility room and conservatory is perfect for entertaining and enjoying some al-fresco dining and the sun. The rear garden is laid mostly to lawn with mature trees, shrubs and plants.

EXTERNALS

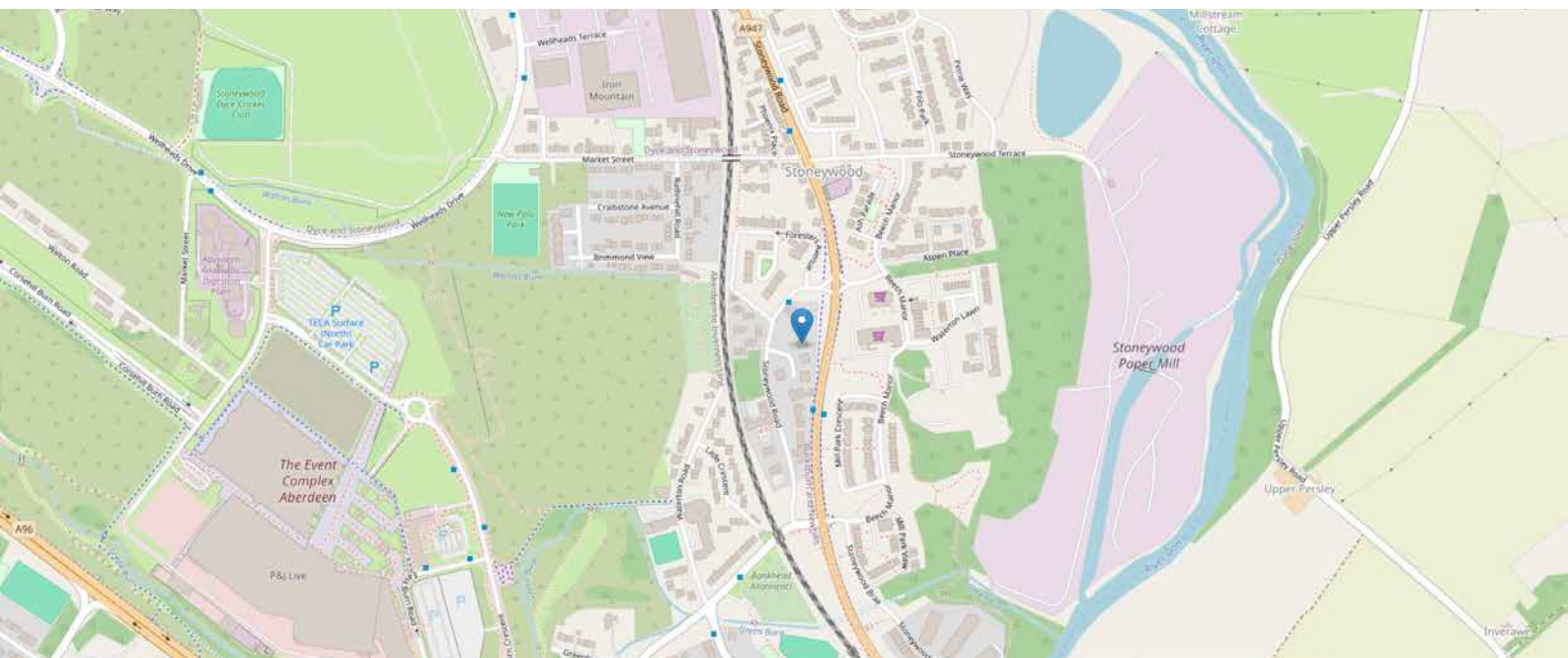


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 180m² | EPC Rating: D



THE LOCATION

Stoneywood is quickly becoming a popular and desirable residential area, ideally situated for easy access to the commercial hubs of Dyce, the Bridge of Don and all areas North and South of the city. Especially with the AWPR (Aberdeen Bypass) being fully opened. Public transport offers convenient routes into the city centre, with Dyce Railway Station just a short distance away.





The area boasts great primary and secondary schools, plenty of leisure options, and handy local shops, including a newly opened M&S and Co-op delicatessen within walking distance. Aberdeen's city centre, only about two miles away, has everything you'd expect from vibrant urban living. Fantastic choice of highly regarded universities and colleges, with a choice of public and private schools. There is a choice of shopping malls, local stores, pubs, restaurants, theatres, and cinemas. Outdoor enthusiasts will also find no shortage of activities and green spaces nearby.

Transport links are excellent, with reliable bus and rail services, flights from Dyce Airport, and the East Coast Rail network connecting Aberdeen to the central belt, the south, and beyond.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01224 472 441

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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