



146 North Deeside Road, Milltimber, Aberdeenshire
AB13 0HL

Offer over £299,500

FRESHLY DECORATED AND WELL PRESENTED THREE BEDROOM, TWO PUBLIC ROOM
SEMI DETACHED FAMILY HOME SET OFF THE MAIN ROAD IN DESIREABLE MILLTIMBER

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

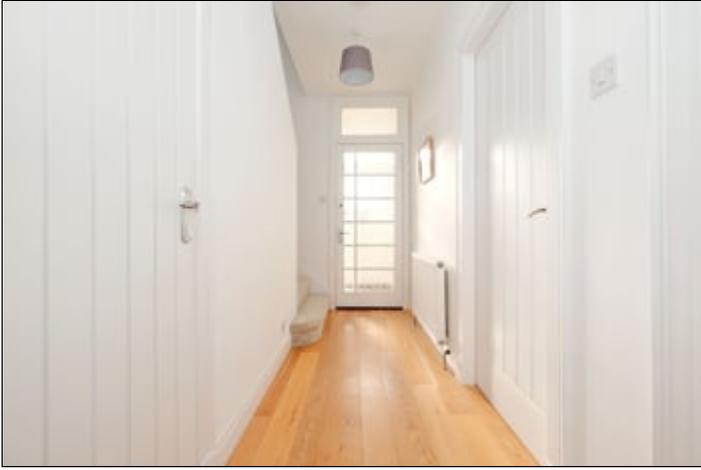
We are delighted to bring to the market this WELL PRESENTED AND FRESHLY DECORATED THREE BEDROOM/TWO PUBLIC ROOM SEMI DETACHED DWELLINGHOUSE, set back from the main road in the ever popular suburb of Milltimber. Benefiting from gas central heating and double glazing, this south facing property has been lovingly redecorated with new floor coverings throughout.

The accommodation comprises: Entrance Vestibule; Inner Hall; Lounge with bay window to front; Dining Room with bay window to rear; Kitchen with Utility Room off; and WC. There are three Bedrooms and Bathroom on the upper floor.

The flooring on the ground floor is a mix of solid oak and laminate and there are new carpets on the upper floor. There are super open views to the south and off street parking for a number of vehicles, with turning point. Single Garage. The garden to the rear is sizeable and fully enclosed. This is a lovely opportunity to purchase a family home in a super location.

Milltimber is a sought after suburb of Aberdeen well placed for local primary and secondary schools which enjoy an excellent reputation, and a choice of shopping and other facilities available at nearby Peterculter, Bielside and Cults. A wide range of sporting and recreational attractions can also be found in the vicinity including Kippie Lodge Sports and Country Club, two 18 hole golf courses at Deeside and Peterculter, and a choice of hillside and forest walks as well as the opportunity for Salmon and Sea Trout fishing in the River Dee. Public transport is readily available providing easy access to the City Centre and to Royal Deeside, and access to the AWPR.

ENTRANCE VESTIBULE AND INNER HALL



Entered via part glazed door to front, with glazed side panel. A cupboard allows storage and houses the meters and wall mounted coathooks. Ceiling light fitting. A part glazed door leads to the Inner Hall, which is laid with quality oak flooring. Carpeted stairs leads to the upper floor accommodation, and there is a large understairs cupboard which, it is believed, on obtaining any necessary permissions, could be converted into a WC. The internal doors have all been replaced throughout the property. Ceiling light fitting and central heating radiator.

LOUNGE 15' 8" X 14' 7" (4.78M X 4.45M)



A bright and sunny room, recently redecorated in neutral tones and laid with oak flooring. The large bay window to the front allows the light to flood into the room. Recesses flank either side of the chimney breast, one of which is shelved. There is a log burner within the fire place. Ceiling light fitting, central heating radiator and television point.

DINING ROOM 16' 0" X 14' 3" (4.88M X 4.34M)



Another light and spacious room, again freshly decorated in neutral tones with laminate flooring. A bay window to the rear allows natural light and overlooks the rear garden. There is ample room for dining table and chairs, and the original serving hatch to the adjacent Kitchen is still in place. Shelved recess. Ceiling light fitting and central heating radiator.

KITCHEN 13' 0" X 9' 8" (3.96M X 2.95M)



Recently upgraded, the Kitchen is fitted with a modern range of base and wall units (some with display frontage), complementing work surfaces and splashback tiling. Serving hatch to Dining Room. Two windows to the side allow natural light, and there is an inset sink and drainer below. Space for cooker and dishwasher. Ceiling light fitting and central heating radiator. Part glazed door to Utility Room.

UTILITY ROOM 8' 3" X 7' 0" (2.51M X 2.13M)



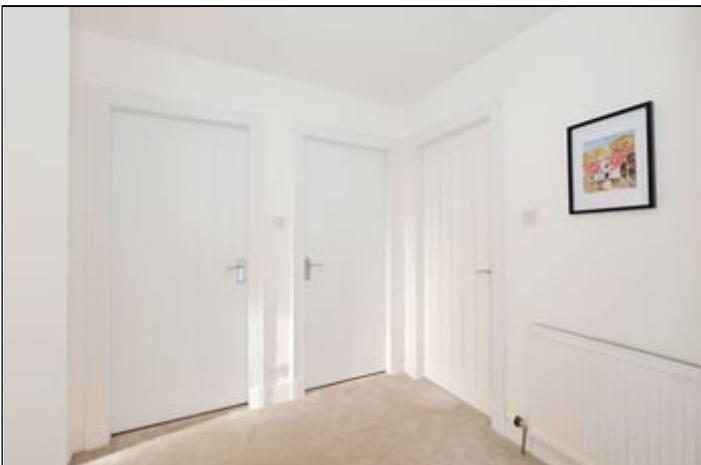
Accessed via part-glazed door from the Kitchen, and fitted with a modern range of wall and base units Space for fridge/freezer, washing machine and tumble drier. A window to the side allows light and views of the garden. Part glazed door to side allowing access to the garden. Ceiling light fitting and central heating radiator.

WC



Accessed from the Utility Room and fitted with a two piece suite comprising wash hand basin and toilet pedestal. Ceiling light fitting, extractor fan and central heating radiator.

UPPER FLOOR



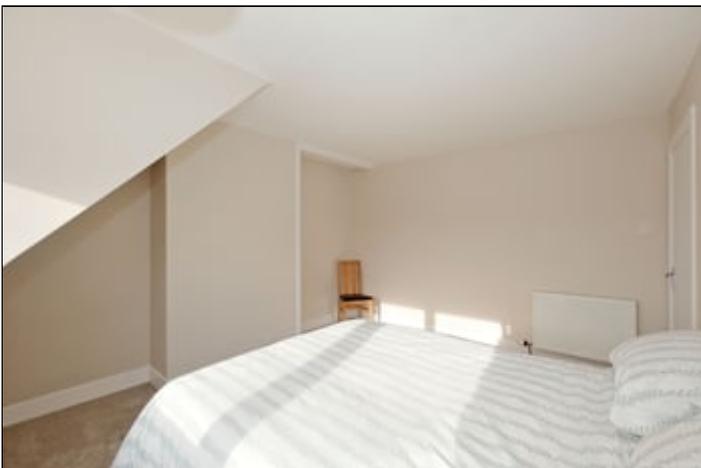
Newly carpeted stairs lead from the Inner Hall to the large upper floor Landing. A window to the side allows natural light over the stairs and landing area. Ceiling light fitting, central heating radiator and smoke alarm. Generous storage cupboard with shelving and light, and additional access to eaves.

BEDROOM 1 12' 10" X 10' 11" (3.91M X 3.33M)



Large Double Bedroom with window to rear allowing views over the rear garden. Freshly decorated with new carpeting. Ceiling light fitting and central heating radiator.

BEDROOM 2 12' 4" X 11' 9" (3.76M X 3.58M)



Generous Double Bedroom with double window to front, allowing fabulous views of the open countryside to the south. There is ample room for a range of bedroom furniture. Ceiling light fitting and central heating radiator.

BEDROOM 3 10' 3" X 7' 6" (3.12M X 2.29M)



Third Bedroom, again south facing, and laid with solid oak flooring. Ceiling light fitting and central heating radiator.

BATHROOM 8' 1" X 7' 9" (2.46M X 2.36M)



Recently upgraded Bathroom, partially tiled and fitted with a modern three piece suite comprising wash hand basin in vanity, toilet pedestal and bath with shower over and glazed shower screen. Ceiling light fitting and chrome ladder style radiator. Window to rear allowing natural light.

EXTERNAL



The property sits well back from the main road, with an area of lawn, with mature borders and bedding plants. There is a small patio area to the front to enjoy the sun on warmer days. A gravel driveway with turning point allows off-street parking for numerous vehicles and leads to the Single Garage.

The fully enclosed rear garden is very peaceful, with a private patio area to the side and generous lawn area, surrounded by mature trees and plants. There is a gravel area leading to the pedestrian door for the Garage.

GARAGE 19' 1" X 9' 0" (5.82M X 2.74M)

Accessed via long gravel driveway to the front, there are wooden double doors to the front and pedestrian access to the rear. Window to side.

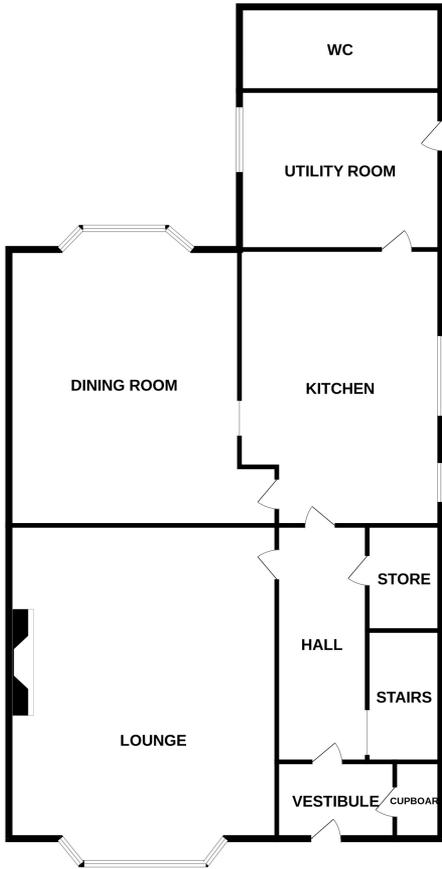
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Bathroom and WC. Some other items of furniture/white goods may be available, if required.

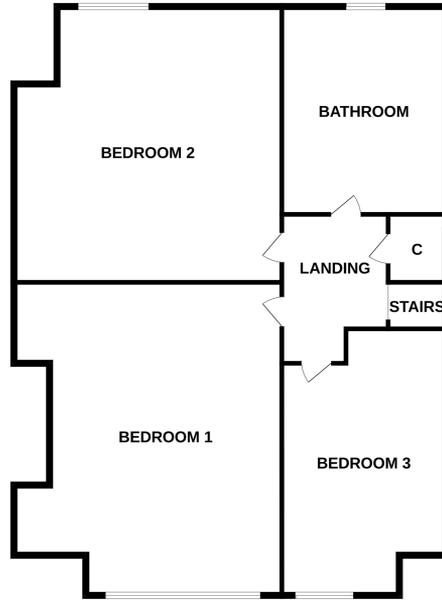
COUNCIL TAX BAND - F

EPC BANDING - E

GROUND FLOOR



1ST 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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