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60 BINGHILL GROVE, MILLTIMBER, ABERDEEN, AB13 0HF



**Lovely Two Double Bedroomed Top Floor
Retirement Apartment with Exclusive Parking**

OFFERS OVER
£168,000

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Accommodation Overview

Communal Hallways and Residents' Room, Entrance Vestibule, Hall, Lounge/Dining Room/Kitchen, Master Bedroom with En Suite Shower Room, Double Bedroom and Bathroom. Exclusive Parking Space. Communal Grounds.

Occupying a prime location within this exclusive retirement development on the top floor which enjoys far reaching views, the subjects enjoy neutral décor and quality fitted carpeting along with quality interior oak doors and are ready to move into with the minimum of inconvenience. There is great built-in storage throughout and the subjects benefit from gas fired central heating, double glazing and there is a security alarm along with a visual communal security entry system. The open plan lounge/dining room/kitchen is bright and airy with a kitchen comprehensively equipped with integrated appliances. The master bedroom is spacious and has a large en suite shower room and there is one further great sized double bedroom. The bathroom completes the accommodation of this appealing property. Outside, the beautiful grounds provide peaceful woodland walks and the exclusive parking space is adjacent to the property and there is ample visitors parking. Viewing is genuinely recommended.



Communal Hall

The communal hallways are protected by a visual security entry system and are well maintained under a contract. Upon entering, there is a staircase and a lift to the top floor. Within the development there is a lovely communal room which regularly plays host to many activities including exercise classes and clubs which are organised for and by the residents.

Entrance Vestibule

2.78m x 1.38m (9'1" x 4'6") approx.

Entered from an oak door the vestibule has neutral décor and carpeting setting the decorative theme for the accommodation. A deep cupboard houses the gas fired central heating system. Part glazed door to:

Hall

7.76m x 1.28m (25'5" x 4'2") approx.

An inviting hallway within which the neutral décor and carpeting follows through. Lovely quality panel style oak doors give access to the accommodation. There is a deep walk-in cupboard (2.48m x 1.01m (8'1" x 3'3") approx.) and this has lighting, is carpeted and has a meter cupboard. A ceiling hatch gives access to the loft space. Visual entry display controls.



Lounge/Dining Room

5.19m x 3.11m (17'0" x 10'2") approx.

With a high ceiling and lie-ins adding character to this room, two velux windows to the side and a tall deep silled window to the south provide far reaching views and afford great natural light. With neutral décor and quality oak style laminate flooring, there is ample space for soft furnishings and for a table and chairs.

Kitchen

3.40m x 1.71m (11'2" x 5'7") approx.

An L-shaped living area, the kitchen is on open plan with the lounge/dining room. The kitchen is fitted with modern white high gloss wall and base units incorporating nickel rod handles, drawer units, dark worktops with splashback tiling and a 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated appliances include an automatic washer/dryer, fridge, freezer, a fan assisted oven and a five ring gas hob with a stainless steel chimney extractor hood above. The room is neutral décor and the oak style quality laminate follows through from the lounge.



Master Bedroom

6.01m x 2.65m (19'7" x 8'8") approx. at widest

A lovely master bedroom which enjoys a velux window and a tall deep silled window affording far reaching views. With neutral décor and co-ordinating carpeting, there is a ceiling lie-in and a deep built-in wardrobe provides hanging storage and gives access to eaves storage.

En Suite

3.04m x 1.36m (9'11" x 4'5") approx. excluding shower area

Quality fitted with a shower unit with bi-folding glazed doors, mains thermostatic shower and attractive tiling which continues to dado height throughout the room. There is a w.c with concealed cistern and a wash hand basin built-in to wood style vanity units providing cupboard and shelving storage and with a deep sill. There is a shaver point, air extractor and heated towel radiator. Tile style vinyl flooring.

Bedroom 2

6.03m x 2.59m (19'9" x 8'6") approx.

As can be seen by the dimensions this is a great sized second double bedroom which again enjoys far reaching views to the south and a velux window to the side within the lie-in. With neutral décor and carpeting, a tall built-in cupboard provides shelving storage and there is ample space for free standing bedroom furniture.



Bathroom

2.52m x 1.99m (8'3" x 6'6") approx.

Fitted with a quality suite comprising of a bath, w.c with concealed cistern and wash hand basin. There is tiling to splashback to the bath which continues to dado height throughout the room which is decorated in neutral tones and has tile style vinyl flooring. Shaver point. Heated towel radiator.

Outside

Set within wooded policies this exclusive development has beautiful landscaped grounds and mature trees. There is an abundance of wildlife within the grounds which have lovely seating areas and pathways providing lovely walks and these lead to North Deeside Road giving access to the regular bus service. The exclusive parking space is clearly numbered and located adjacent to the building within easy walking distance of the entrance door.

Location

Set within Woodland Grove a desirable retirement development for the over 55's, the property enjoys direct access to pathways leading to North Deeside Road with regular public transport available to the city centre and surrounding villages and towns. Milltimber itself is a desirable suburb to the west of Aberdeen on the main route to Royal Deeside and a good variety of local amenities are available close by within Cults and Peterculter. The city centre is only some 15 minutes drive from the property which also enjoys easy access to the Aberdeen Western Peripheral Route therefore to the airport and easy access for those travelling to the south of the country.

Notes

Gas fired central heating. Double glazing. EPC=C. Security alarm system. Visual communal entry system. Ample TV and telephone points. All fitted floor coverings, curtains, blinds, light fittings and integrated appliances are included in the sale.

A factor has been appointed for the upkeep of the internal, external communal areas, along with a concierge service and a fee of approximately £250 per quarter with a deposit held is payable. This amount varies per quarter and includes a common buildings insurance policy.

Viewing

Please telephone the Selling Agent's Aberdeen office.

Office Reference: WDB/AM/Aberdeen

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.



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