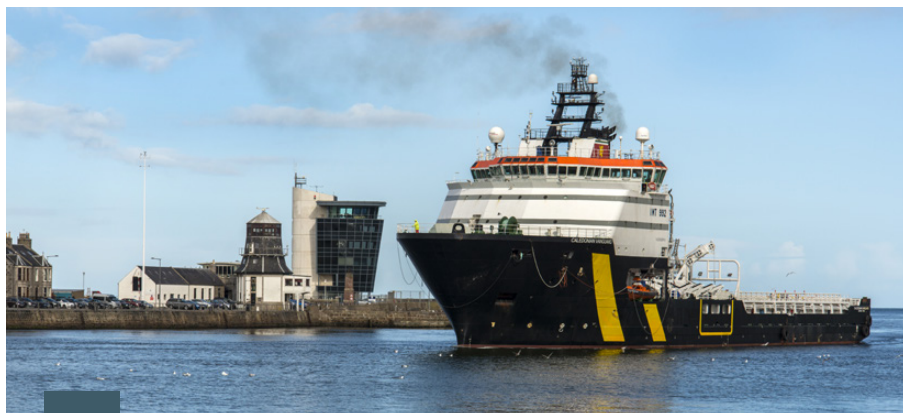




  
**McEwan Fraser Legal**  
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01224 472 441

**8 Oldfold Drive**  
MILLTIMBER, ABERDEENSHIRE, AB13 0JZ





# LOCATION

MILLTIMBER, ABERDEENSHIRE, AB13 0JZ

This superior detached dwelling is located in the quiet residential area of Milltimber, one of the city's most prestigious suburbs. With superb reputable primary and secondary education provided for at Milltimber, Cults and Peterculter with further private schools available within Aberdeen City.

Excellent and regular public transport links are available to and from the city and with the new (AWPR) Aberdeen Western Peripheral Route making all industrial areas north and south of the city readily accessible including Dyce International airport. There is a variety of sporting and leisure pursuits on offer at nearby Deeside Golf Course and Kippie Sports and Country Club which is within walking distance along with local shops, pubs and restaurants.

The property is approximately 6 miles to the West of the city centre providing all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all with easy reach for the outdoor enthusiast; the open spaces of the Royal Deeside offer a choice of activities.

The city offers excellent bus and rail service with national and international flights provided from Dyce Airport. The main East Coast Rail Network also operates from Aberdeen providing a link to the central belt, the south and beyond.







# 8 OLDFOLD DRIVE

MILLTIMBER, ABERDEENSHIRE, AB13 0JZ

A fantastic opportunity to purchase this well proportioned detached four bedroom dwelling in a prestigious West End residential suburb of Aberdeen. Number 8 Oldfold Drive is located in a very popular area of Milltimber in a quiet cul-de-sac location and within easy commuting distance of the city centre. The current owner has maintained this property to the highest of specifications, and extended throughout their tenure to provide versatile and family living accommodation. Further benefiting from immaculate fresh neutral decor, gas central heating double glazed windows and large integrated garage which is accessed from the utility room. With its prestigious desirable location, this family home is undoubtedly a must view.

The internal accommodation consists of an entrance hallway, front-facing lounge boasting exceptional proportions and is on open plan to the formal dining area which in turn allows access via French doors to the rear garden and patio area. The modern dining kitchen boasts a selection of quality base and wall storage units with quality integrated appliances and a larder cupboard. From the kitchen is the utility room and guest WC. The utility room is fitted with a range of base units and provides access to the garage and to the rear garden.

A carpeted staircase with wooden balustrade to the first-floor hallway, and in turn, leads to the master bedroom with a built-in wardrobe and en-suite shower room. Three further double bedrooms all with storage and a centrally located family bathroom complete the accommodation. In addition, there are ample storage cupboards throughout the property.

Off-street parking is available immediately in front of the garage, with the front garden being laid to lawn with borders that are awash with colour from various mature shrubs, plants and potted seasonal flowers. The extensive gardens to the side and rear are laid to lawn, enclosed by various hedging and fencing and well screened, making them particularly appealing for families with children and pets, landscaped with an abundance of mature shrubs and plants which are awash with colour throughout the year, it also incorporates an extensive patio area perfect for entertaining and enjoying the sun and some alfresco dining.

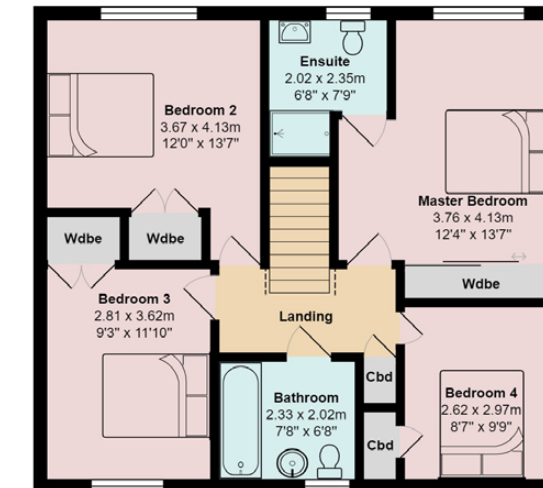
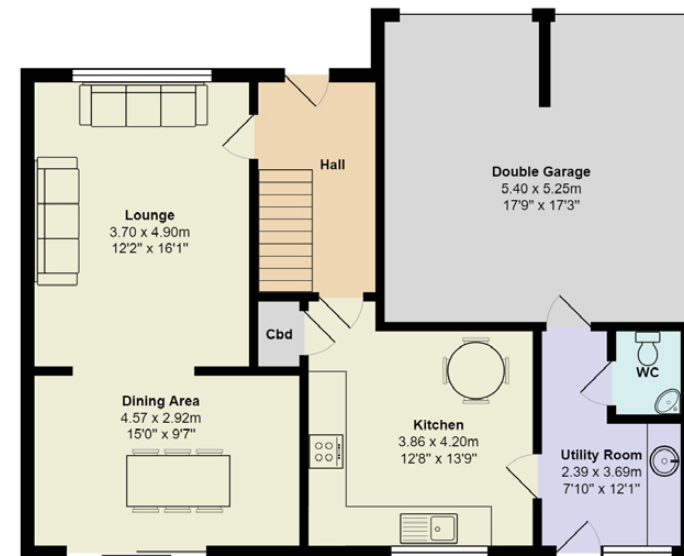






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



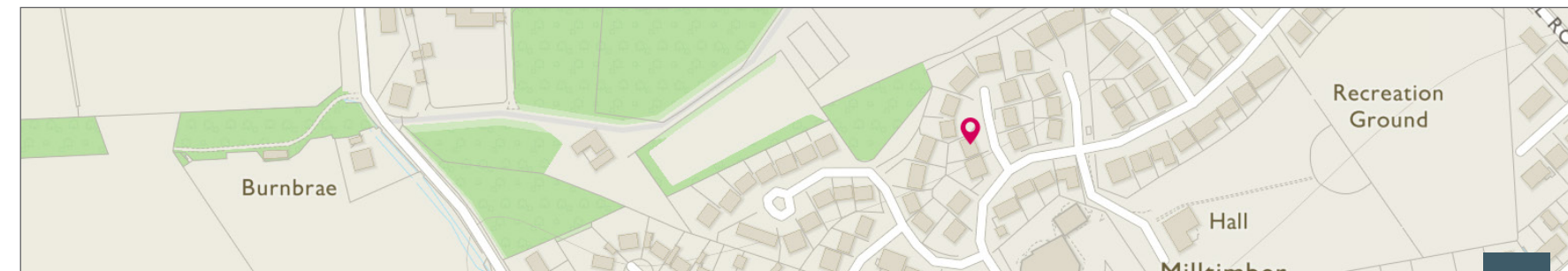
Approximate dimensions are taken from the widest point.

Gross internal floor area (m<sup>2</sup>): 128m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, light fittings, curtains and blinds are included in the sale.

Services: Mains electricity, mains drains and water with gas central heating.





# McEwan Fraser Legal

## Solicitors & Estate Agents

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