

8 Contlaw Road

MILLTIMBER, ABERDEENSHIRE, AB13 0DR



*PRESTIGIOUS WEST END RESIDENTIAL SUBURB
WITHIN AN EXCELLENT CATCHMENT AREA*



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is pleased to present for sale a spacious five-bedroom home in the prestigious West End suburb of Milltimber. Built circa 1999 and located at 8 Contlaw Road, this versatile property spans four levels with bedrooms and bathrooms on each floor, making it ideal for young families with room to grow or a fantastic home for extended families. The current owners, during their long tenure, have maintained and upgraded when and where necessary. Decorated in several neutral tones and filled with natural light, it also benefits from double glazing and central heating throughout. With its prime location, viewing is a must to truly appreciate everything on offer.

The welcoming vestibule from the front garden opens into a spacious entrance hallway, providing access to all other accommodation. On this floor, you have a second spacious lounge or sixth bedroom and a guest WC.



Head down to the lower ground floor, where you find the main lounge overlooking the rear garden, flooded with natural light from a large picture window and patio doors to the rear garden, seamlessly connecting indoor and outdoor living and a perfect spot for some alfresco dining.

The dining kitchen is fitted with a range of wall and base-mounted units with contrasting worktops, and a mixture of integrated and stand-alone appliances and a large dining table; access to a practical utility room with additional storage, work surfaces and direct access to the rear garden.





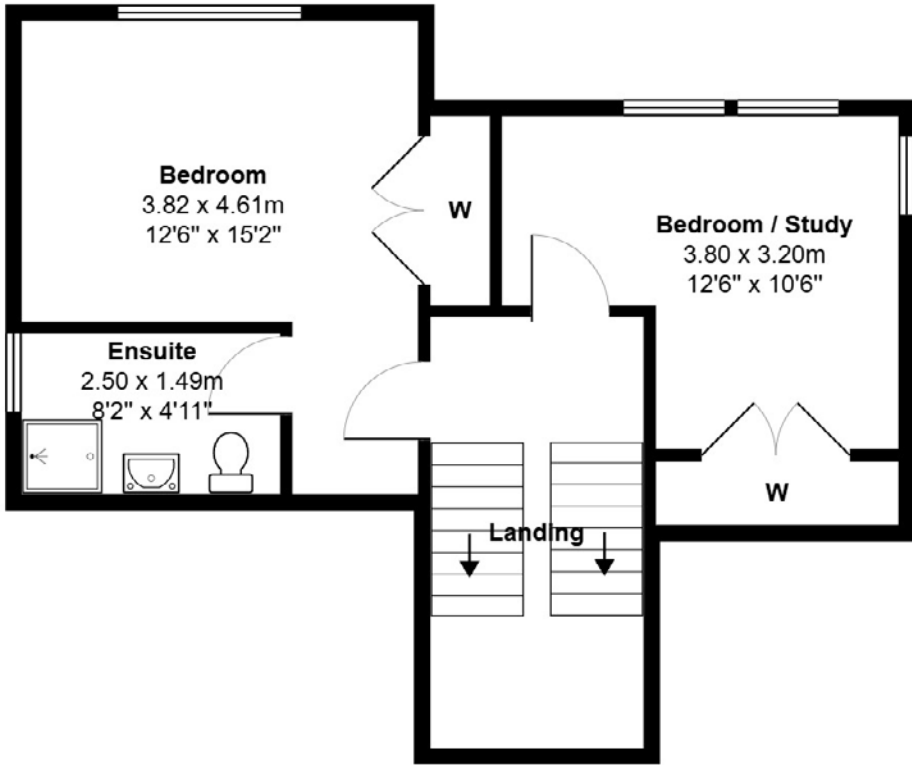
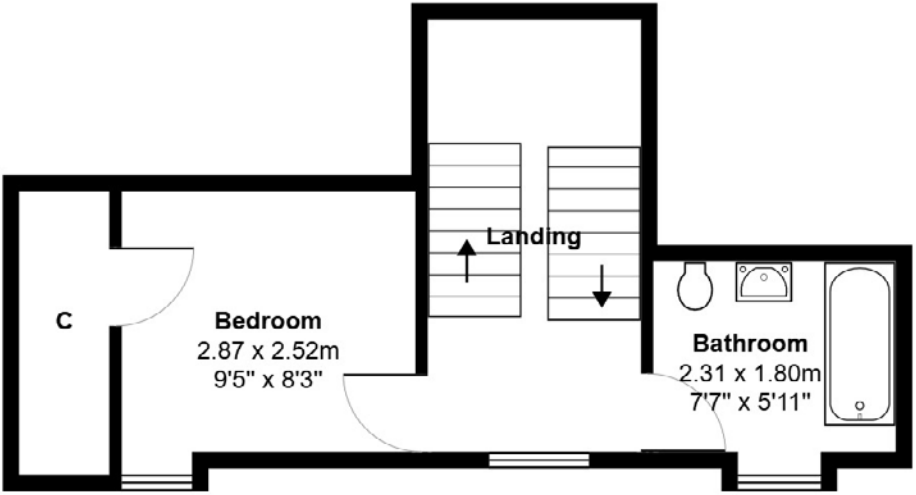
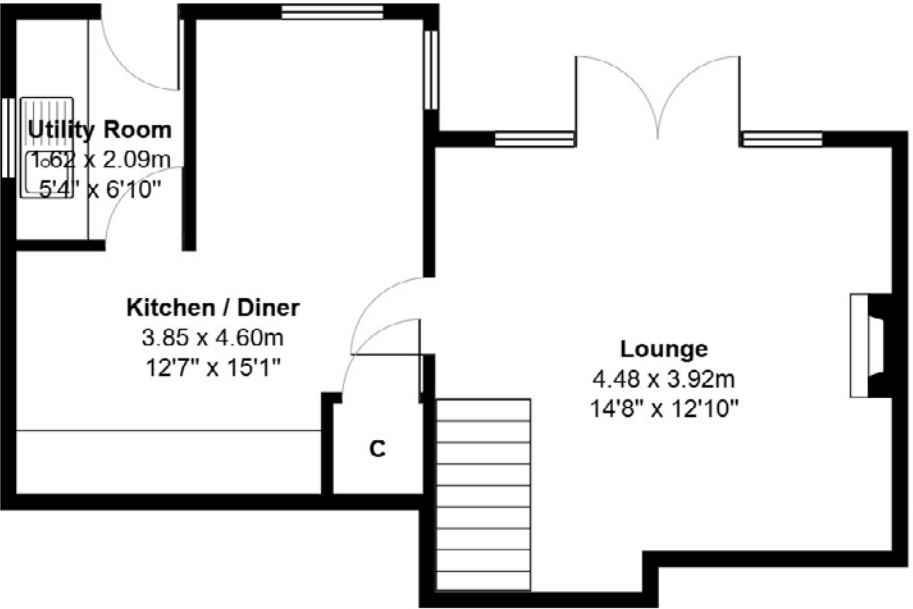
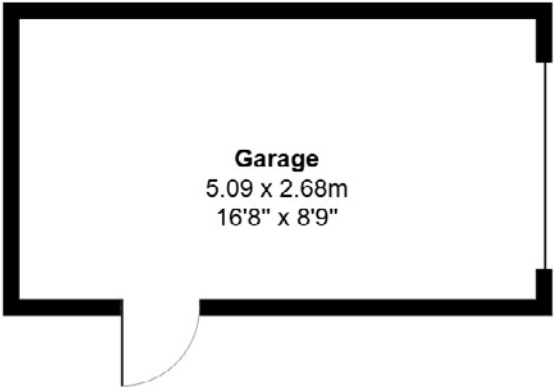
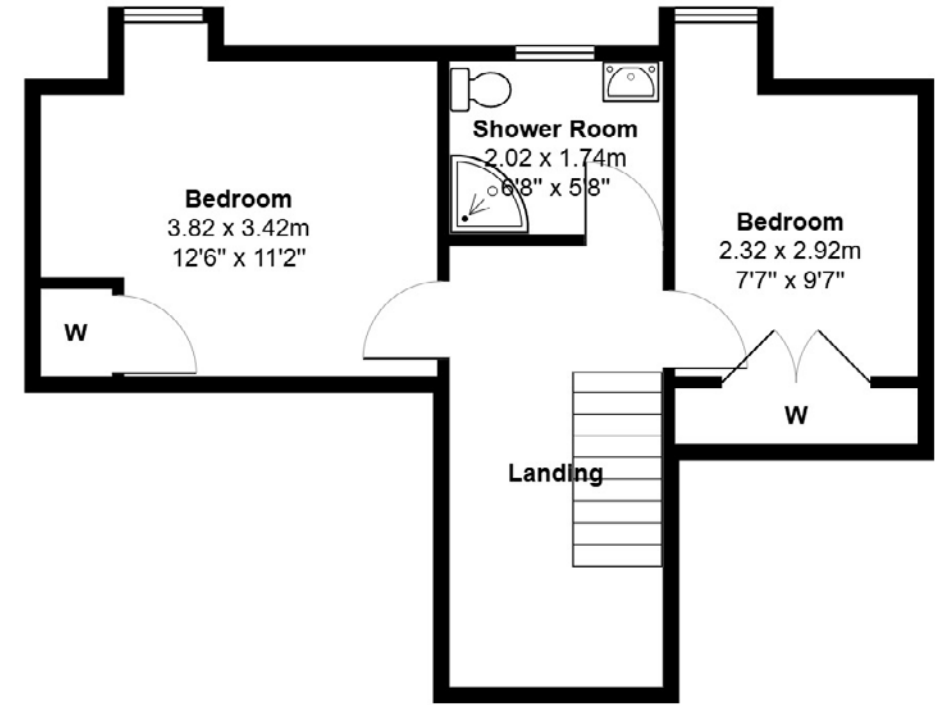
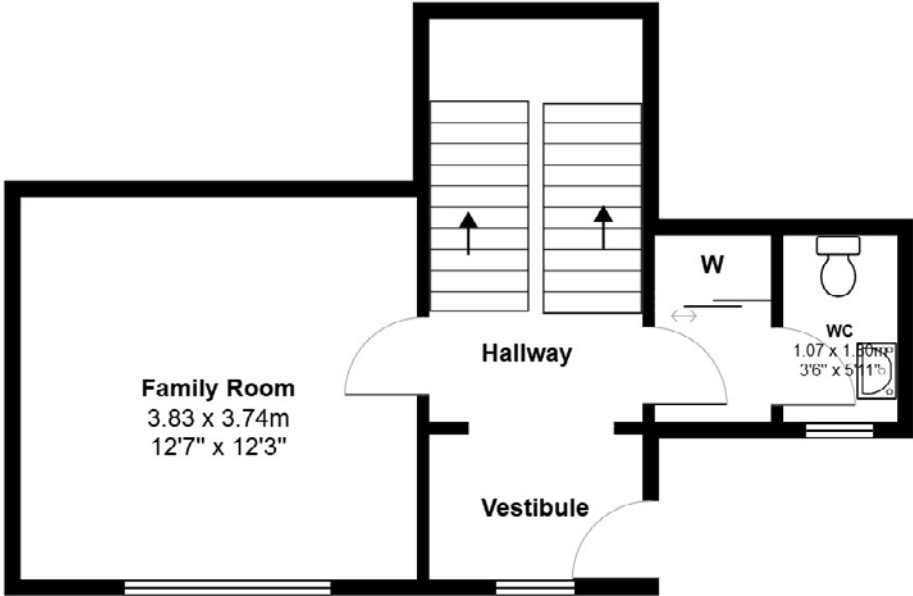
Moving back upstairs to the mezzanine floor, at the rear of the property, you have the master bedroom with en suite shower room and double wardrobe, a further double bedroom with wardrobe, which is currently being used as a home office.



Moving on up to the first floor, facing the front of the property, you will find two further bedrooms, both of which have fitted wardrobes. A centrally located three-piece family shower room completes this floor's accommodation. The attic floor at the top of the top there is a large double bedroom with a walk-in cupboard. A three-piece family bathroom on this floor completes the accommodation.







Gross internal floor area (m²): 150m²
EPC Rating: C



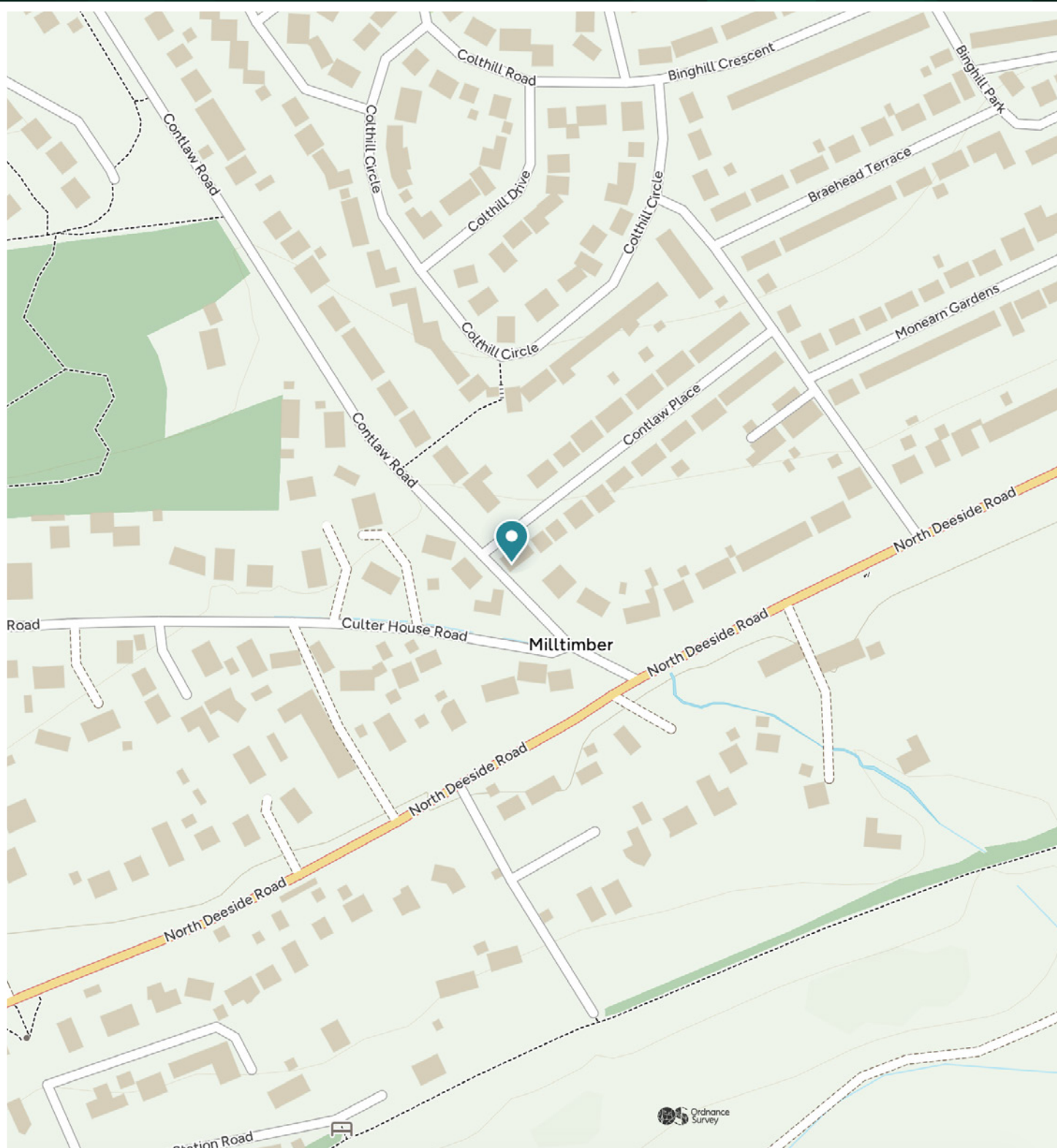
The south-facing rear garden allows for off-street parking for several vehicles, immediately in front of and at the side of the detached garage, which has power and light. The garden is laid partially to lawn, with a block driveway and patio area from the dining room, which is perfect for entertaining and enjoying the sun and some alfresco dining.

The borders include mature trees, shrubs, plants and seasonal flowers. The rear garden is enclosed and private, ensuring a safe environment for children and pets alike. The front garden is gated with a small perimeter wall, laid to lawn with sporadic planting of mature shrubs, plants and seasonal flowers, which are awash with colour.



This impressive detached home sits in the peaceful residential area of Milltimber, one of the city's most sought-after suburbs. The area offers excellent primary and secondary education, with a brand-new primary school just down the street, as well as schools in Cults and Peterculter, plus several private options within Aberdeen. The city is also known for its high-quality universities and colleges, including Aberdeen University, Robert Gordon University, and North East Scotland College.

Getting around is easy with regular public transport to and from the city, and the new Aberdeen Western Peripheral Route (AWPR) providing quick access to industrial areas north and south, as well as Dyce International Airport. Nearby, you'll find plenty of leisure options like Deeside Golf Course and Kippie Sports and Country Club, both within walking distance, along with local shops, pubs, and restaurants. Approximately six miles west of the city centre, the property offers the best of modern city living, with shopping malls, theatres, cinemas, and countless dining spots. Outdoor enthusiasts can enjoy Royal Deeside's open spaces and activities, all within easy reach.



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
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.