



# 2 Bingham Crescent

Milltimber, Aberdeen AB13 0HP





Entered via a hardwood door, the vestibule benefits from a cupboard housing the electricity meter and fuse box. A glazed door leads to the hall, which provides access to all the ground floor accommodation. A cupboard offers ample storage facilities.

A well proportioned lounge/dining area features a large picture window. A focal point is the fire surround with an electric inset fire. The dining area offers space for a range of furnishings and features patio doors leading to an area of decking to the side of the property.

The kitchen is of a semi open plan layout with the additional dining area. Twin arches lead to the kitchen. Fitted with a range of wall and floor units, ample work surfaces and splashback tiling. A four ring gas hob, extractor fan and oven/grill will remain, along with the free standing dishwasher, tumble dryer, washing machine, fridge freezer and additional freezer.

There are two well proportioned double bedrooms both benefiting from fitted wardrobe facilities. A further single bedroom offers ample space for free standing furniture.

Completing the downstairs accommodation is the family bathroom. Fully tiled throughout, includes a three piece suite.

A staircase leads to the upper floor with bright landing. Bedroom four is a well proportioned double bedroom with fitted wardrobes.

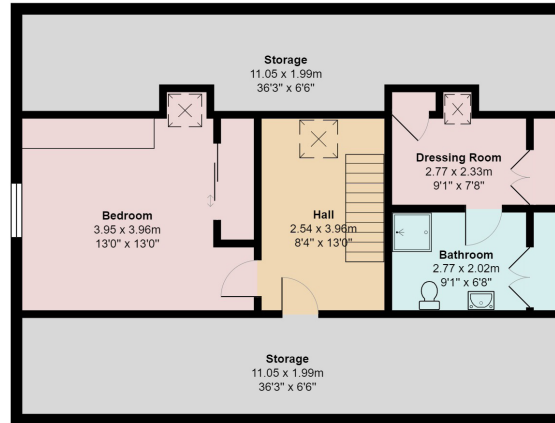
A good sized study/dressing area. Double fitted wardrobe houses the water tank. Access to a centrally set shower room with shower enclosure housing an electric shower and two piece white suite. A useful fitted linen cupboard.

The property benefits from an extensive lock block driveway to the front which provides ample off-street parking and leads to a single garage, equipped with power and light and housing the central heating boiler. There is also a double car port. The front garden is mainly laid to lawn. A gate leads to the fully enclosed rear garden which is mainly laid to lawn with a paved patio area.





- Gas Central Heating
- Double Glazing
- Mains Water and Drainage
- Large Plot
- Garage and Off-Street Parking



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.

## Terms

**Council Tax**

Band F

**EPC**

Band D

**Entry**

By Arrangement

**Viewing**

Contact Solicitors

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