

**FOR SALE**



**Colthill Road, Milltimber**

**3 Bedrooms, 1 Bathroom, Semi-detached house**

**Offers Over £236,000**

**MARTIN&CO**



- **Ideal Family Home**
- **Property has to be viewed**
- **Excellent transportation links**
- **Gas Central Heating**
- **Double Glazing**
- **Private Garden**
- **Local Amenities nearby**

Situated within the highly desirable suburb of Milltimber, 29 Colthill Road presents an attractive three-bedroom home offering comfortable family living in one of Aberdeen's most sought-after residential areas. The property enjoys a peaceful setting while benefiting from excellent connectivity to the city centre and the wider Deeside area. Combining an enviable location with practical living space, 29 Colthill Road represents an excellent opportunity to acquire a home in a prestigious and well-connected residential setting.

Milltimber is renowned for its semi-rural feel, scenic surroundings and strong sense of community. The area offers excellent local amenities including Milltimber Primary School, making it particularly appealing to families. Everyday shopping and services are conveniently located nearby in Peterculter, with additional retail, leisure and dining options available at Kingswells and Westhill.

Outdoor enthusiasts are well catered for, with picturesque Riverside and Deeside walking routes, woodland trails and golf facilities close at hand. The area is also well served by regular public transport links and provides swift access to the A93, ensuring easy commuting to Aberdeen city centre and surrounding business hubs.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



**LIVING ROOM** The spacious living room is a bright and welcoming space, finished in neutral tones to create a light, airy atmosphere. A large picture window allows an abundance of natural light to flood the room while offering pleasant outlooks to the front of the property.

**KITCHEN** The modern fitted kitchen is both stylish and functional, featuring a comprehensive range of contemporary wood-effect wall and base units providing excellent storage. Complemented by contrasting dark work surfaces and a tiled splashback, the space offers ample preparation areas ideal for everyday cooking.

**DINING ROOM** The dining area, conveniently located off the kitchen, provides a bright and functional space ideal for both everyday meals and informal entertaining. A large glazed patio door allows natural light to flood the room while offering direct access to the rear garden, creating an excellent connection between indoor and outdoor living.

**BEDROOM ONE** This well-proportioned double bedroom is presented in a tasteful neutral décor, creating a calm and versatile space ready to suit a range of interior styles. A large window front facing allows for an abundance of natural light, enhancing the bright and airy feel of the room.



**BEDROOM TWO** This attractive double bedroom is thoughtfully presented with a stylish blue feature wall, complemented by the remaining neutral décor to create a modern yet calming atmosphere. A large window front facing floods the room with natural light, enhancing the sense of space and brightness.

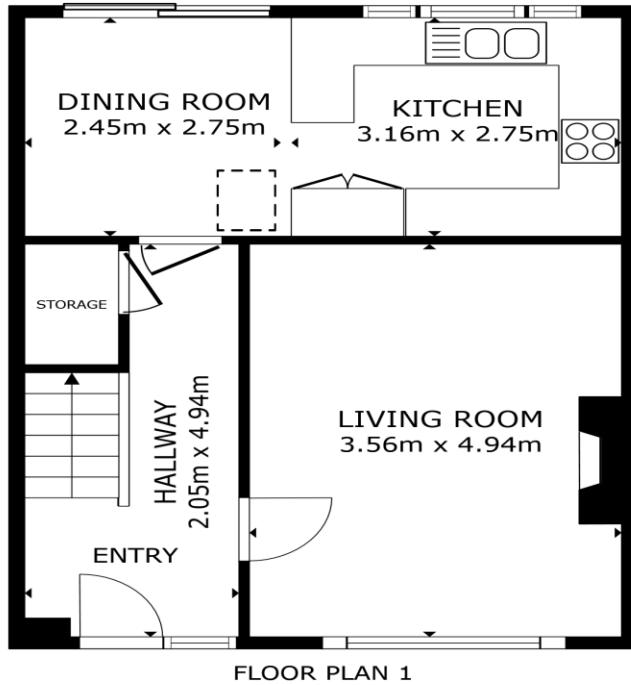
**BEDROOM THREE** This well-presented double bedroom offers a comfortable and versatile living space, finished in a tasteful neutral décor to suit a wide range of styles. A large window rear facing allows plenty of natural light to fill the room, creating a bright and airy atmosphere.

**BATHROOM** This bright and well-presented bathroom offers a clean, contemporary space designed for everyday comfort. Finished with crisp white wall tiling, the room features a full-sized bathtub with shower fittings, a modern pedestal basin, and a matching WC.

**GARDEN** This private garden offers a wonderful balance of hard and soft landscaping, ideal for both relaxation and outdoor entertaining.

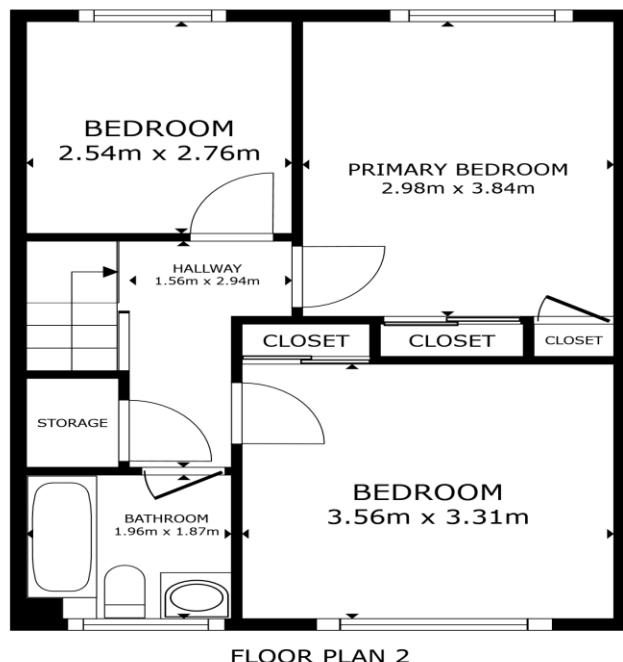
**CARPORT AND GARAGE** This property features a versatile carport and garage, easily accessed via a tarmac driveway that runs adjacent to the home. Perfect for secure parking, storage, or workshop space, the setup offers both convenience and protection for vehicles.





GROSS INTERNAL AREA  
FLOOR PLAN 1 44.5 m<sup>2</sup> FLOOR PLAN 2 43.7 m<sup>2</sup>  
TOTAL : 88.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®



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**MARTIN & CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

 The Property  
Ombudsman