

**Auchenfroe, 267 North Deeside Road,**  
Milltimber, AB13 0HD

Price Over  
**£1,050,000**

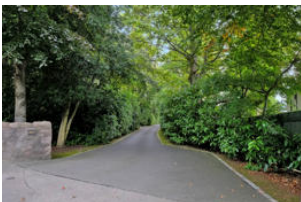
**Under offer**

6 3 5 502 m<sup>2</sup> EPC C Council Tax Band H



**Contact Seller**

07920 134755



**Features**



Garage



Garden



Ground floor bedroom & bathroom



Off street parking

**Description**

We take pleasure in offering for sale this highly desirable family residence, located en-route to Royal Deeside in the prime westerly suburb of Milltimber, and set within glorious landscaped garden grounds which command breathtaking south facing views across the Dee Valley. Enjoying an incredible level of seclusion and privacy, yet offering immediate access to the main road, the original property was built circa 1928 and then extended approximately 15 years ago to create a substantial level of accommodation spanning three floors. High ceilings finished with moulded plaster coving accentuate the illusion of space throughout, whilst tall windows offer beautiful garden views and draw in an abundance of natural light. Modern conveniences include a gas fired central heating system serviced by two boilers located in the garage, full double glazing, an intruder alarm, intercom system with handsets on all floors, TV aerials with satellite connectivity in the principal rooms, and a facility to upgrade to Fibre broadband. Also worthy of mention is the surround sound system in the

kitchen/family room and master suite; three of the six bedrooms enjoy the luxury of an en-suite facility with under-floor heating; and every bedroom benefits from generous storage within built-in wardrobes.

Access to the property from North Deeside Road is via an in-and-out driveway, lined on both sides by mature rhododendrons, and which conveniently offers parking for up to 8 vehicles. Entered at the rear, the impressive double height reception hall is overlooked by a galleried landing, features polished floor tiles, a boot room, walk-in cloak cupboard, and provides direct access to the double garage. The superbly appointed kitchen/family room is on open-plan with the hall and laid out on a split-level design with glazed French doors affording direct access to an elevated paved terrace in the front garden. Undoubtedly the hub of the home, the kitchen area is equipped with an array of quality walnut effect cabinets complemented by contrasting white Corian work surfaces and a co-ordinating central island. High-end Siemens integrated appliances include an induction hob with overhead extractor canopy; eye-level electric double oven/grill; fridge/freezer; wine fridge; and coffee machine. Adjacent to the kitchen is the utility room, again on split-level concept, fitted with additional cabinets, a sink, washing machine, tumble dryer, and dishwasher. From here a partially glazed door opens onto the side of the property. The elegant sitting room is tastefully presented and decorated in a neutral colour palette, where a box bay-style window frames a striking outlook onto a colourful shrub border in the front garden. From this room double doors open into the formal dining room, spacious in proportion, and which can comfortably accommodate a full dining suite. Through to the rear is a family TV lounge and home office. Completing the ground floor accommodation is a smart shower room fitted with contemporary white sanitary ware, and a glazed corner shower enclosure. Ceramic tiles protect the splashback areas and there is a large fitted mirror above the wash basin.

A turned carpeted staircase with full height window ascends to the first floor hall which has a spacious landing area meantime housing a games table, a large airing cupboard housing the water cylinder, and staircase to the top floor. The luxurious master suite comprises of a carpeted bedroom; en-suite bathroom with wc, his n' her vanity basins, double-ended bath, and walk-in shower; and enviable dressing room benefiting from extensive mirror-fronted, floor-to-ceiling wardrobes. These three inter-linked rooms are flooded with natural light and each affords direct access onto an elevated south facing balcony which offers a tranquil spot from which to soak up the absolute splendour of the surrounding countryside. Adjacent to the master suite is a lovely guest room with side facing aspect and bright en-suite shower room. Also on this floor are a further en-suite bedroom, three large double bedrooms, and a smart shower room. The top floor is dedicated to a versatile teenagers' den, games or hobby room. This extremely spacious room has access to abundant storage within the attic space, and features a novel south facing velux balcony.

Viewers will not fail to be impressed by this superior family home, and interior viewing is absolutely essential to fully appreciate its appealing charm and character.

**Location** Milltimber is a prestigious westerly suburb positioned within easy commuting distance of Aberdeen City Centre and on a direct route to Royal Deeside. There are ample pre-school and primary educational facilities in the vicinity, and a reputable secondary school at Cults. Private education is available at The International School of Aberdeen or within Aberdeen City Centre. The wider area boasts a variety of independent retailers, mini supermarkets, restaurants, hotels and pubs. Leisure and sporting pursuits include pleasant walks (The Old Deeside Railway Line can be accessed at the bottom of the garden), Deeside and Culter Golf Courses with Clubhouses; and Kippie Lodge Sports & Country Club with private members gym. The "AWPR" (Aberdeen Western Peripheral Route) facilitates a quick route to Aberdeen International Airport, and the business hubs at Prime Four Kingswells, Westhill and Dyce.

## **Directions**

Travel in a westerly direction from Aberdeen City Centre via Great Western Road, through Cults, Bieldside and onto Milltimber. Auchenfroe is located a short distance beyond Milltimber Farm Livery

Stables and directly opposite Contlaw Road.



## **Accommodation comprises**

### **(Ground Floor)**

Reception Hall: 11.83m x 6.42m (38'10" x 21'1") approx.

Sitting Room: 7.13m x 4.82m (23'5" x 15'10") approx.

Dining Room: 6.8m x 3.75m (22'4" x 12'4") approx.

Kitchen/Family Room: 7.06m x 5.05m (23'2" x 16'7") approx.

Utility Room: 5.05m x 2.51m (16'7" x 8'3") approx.

TV Lounge: 6.04m x 3.47m (19'10" x 11'5") approx.

### **(First Floor)**

Home Office: 2.94m x 2.51m (9'8" x 8'3") approx.

Shower Room: 2.69m x 2.54m (8'10" x 8'4") approx.

Master Bedroom: 5.23m x 4.64m (17'2" x 15'3") approx.

En-Suite Bathroom: 4.64m x 3.6m (15'3" x 11'10") approx

Dressing Room: 4.64m x 3.83m (15'3" x 12'7") approx.

Guest Bedroom: 4.36m x 3.47m (14'4" x 11'5") approx.

En-Suite: 2.69m x 2.38m (8'10" x 7'10") approx.

Bedroom 3: 3.96m x 3.96m (13# x 13') approx.

En-Suite: 1.98m x 1.77m (6'6" x 5'10") approx.

Bedroom 4: 4.31m x 3.68m (14'2" x 12'1") approx.

Bedroom 5: 5.58m x 5.1m (18'4" x 16'9") approx.

Bedroom 6: 4.01m x 3.65m (13'2" x 12') approx.

Shower Room: 3.12m x 2.18m (10'3" x 7'2") approx.

### **(Top Floor)**

Extremely spacious and versatile room suitable as a teenager's den, games or hobby room with access to abundant storage within the attic space, and boasting a novel south facing velux balcony.

### **(Outside)**

The home is set within extensive garden grounds which are maintained to a particularly high standard and enjoy complete privacy from the road and neighbouring properties. A tarmac driveway at the rear surrounded by grass and well stocked borders offers generous parking facilities and the south facing front garden can be accessed from both sides of the property. A large paved terrace screened by a deep border of colourful flowering shrubs offers an ideal space for outdoor relaxation or al fresco dining, and stone steps descend to the rolling lawn where majestic trees and a plentiful variety of mature flowering shrubs offer a year-round spread of colour. Hidden by tall trees is a children's paradise, a sizeable wild garden suitable for building a den or housing play equipment, with gate access onto The Old Deeside Railway Line. Outside lighting, water tap, fire pit, and wooden shed.

Integral Garage: Accessed via the reception hall, the double garage houses both central heating boilers, has an automatic up-and-over front door, power and light.

### **(Other Information)**

The day-and-night roller blinds, light fittings, and piano in the sitting room are included in the sitting room with certain other items, including the Honda ride-on mower, are available by separate negotiation.

# Photo gallery



## **View this property here**

<https://www.aspc.co.uk/search/property/425183/Auchenfroee--267-North-Deeside-Road/Milltimber/>

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