



3 Fairview Walk | Bridge of Don | AB22 8ZR

Two bedroom Semi Detached Dwellinghouse

**Offers Over £175,000**



We offer for sale this well presented two bedroom semi detached dwellinghouse, situated in a popular residential area offering a desirable walk in condition purchase. The property offers well proportioned accommodation throughout which has been well maintained and decorated with a modern and neutral decor truly offering a purchaser the opportunity to take occupancy with the utmost of ease and convenience. The property also benefits from the much sought after requirement of off-street parking thanks to the generous driveway and garage. Internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

The accommodation itself comprises of a generous lounge allowing space for a wide range of furniture set to semi open plan with the kitchen and also allowing access to the staircase to the first floor and further addition of the conservatory. The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surface space whilst also including white goods such as the fridge, dishwasher, washing machine and oven which are all to be included within the sale price. The conservatory, a fantastic addition to the property, offers a versatile space which could be utilised as a dining room and/or further lounge/family area depending on the purchasers own requirements with patio doors to the rear decking.

To the first floor, there are two double bedrooms with the larger offering fitted wardrobes with mirrored sliding doors and both rooms benefiting from a modern decor. The bathroom has been fitted with a modern white suite comprising a w.c., wash hand basin and shower over the bath. The room benefits from full aqua panelling and a vanity cabinet above and under the wash hand basin.

Externally the property offers decking to the rear, a wonderful addition offering the ideal space for outdoor dining and entertaining along with further lawn area with garden shed which is to be included in the sale price. As previously mentioned the property also boasts a lengthy driveway leading to the garage fitted with power and light with storage space above and up and over door. The garage is also currently fitted with a tumble dryer and freezer which again would remain as part of the sale.

ACCOMMODATION

(Ground Floor)

Lounge  
16'8" x 10'2" (5.08m x 3.1m) approx.  
Kitchen  
10'4" x 5'9" (3.15m x 1.75m) approx.  
Conservatory  
15'4" x 9'2" (4.67m x 2.79m) approx.

(First Floor)

Double Bedroom  
10'9" x 7'9" (3.28m x 2.36m) approx.  
Double Bedroom  
8'3" x 8'4" (2.52m x 2.54m) approx.  
Bathroom  
7'8" x 5'9" (2.34m x 1.75m) approx.

Gas Central Heating

Double Glazing

Driveway with Garage

Rear Garden

EPC Band - C

The sale is to include all white goods, floor coverings and light fittings





**Lounge**





**Lounge**





**Kitchen**





**Conservatory**





**Conservatory**





**Double Bedroom - Virtual Furnishing**





**Double Bedroom**





Virtual Furnishing

**Double Bedroom - Virtual Furnishing**





**Double Bedroom**





**Bathroom**





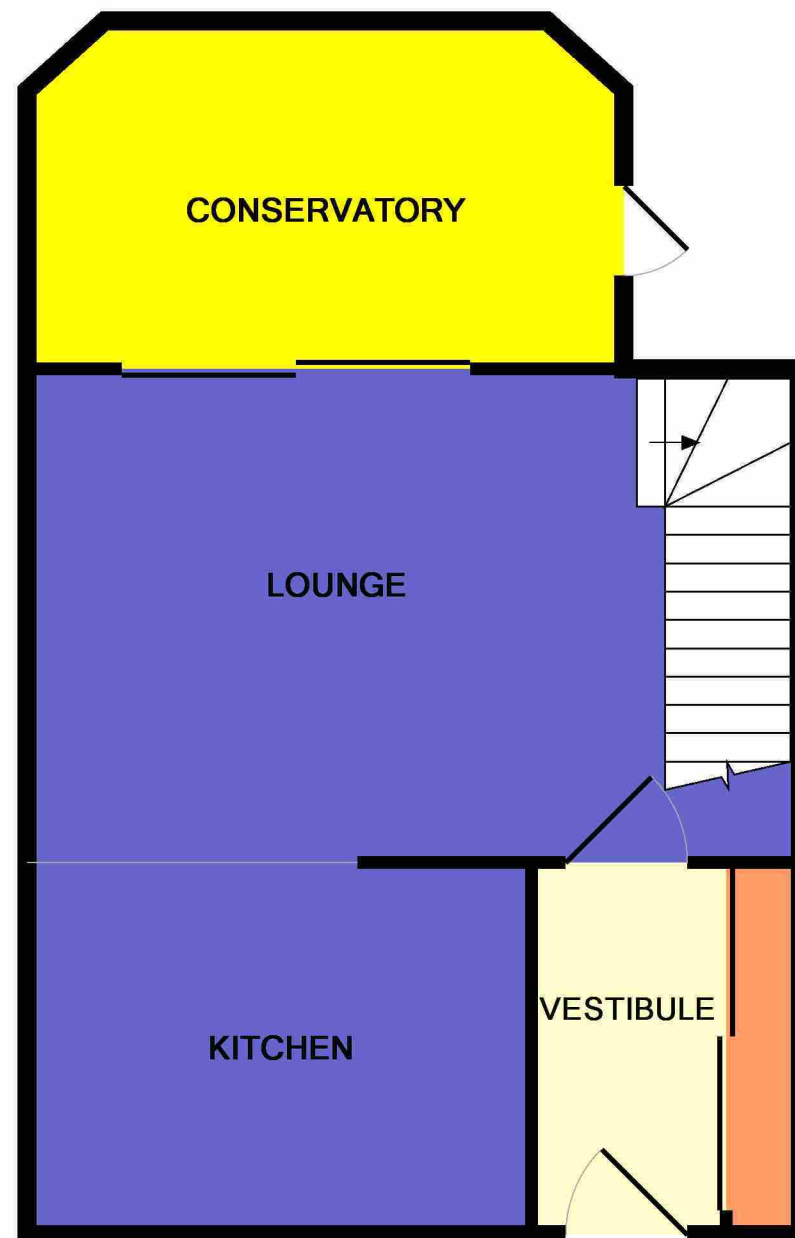
**Decking**



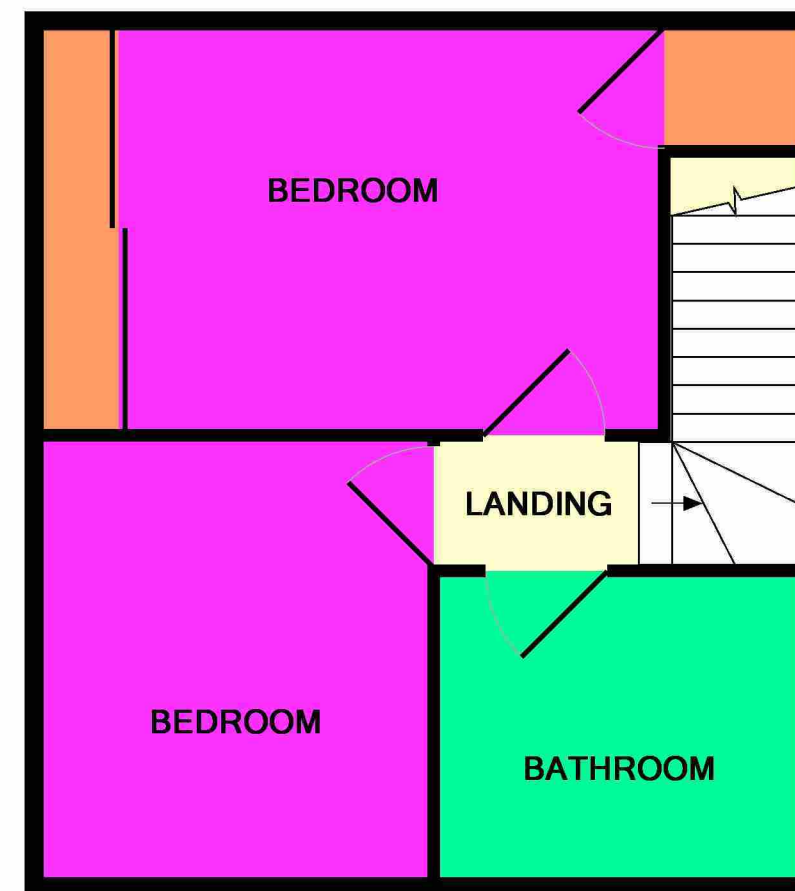


**Garden**





GROUND FLOOR



1ST FLOOR

# Floorplan



Viewing By Appointment Telephone 07581210335 or By Arrangement with Ledingham Chalmers on 01224 632500

### Property location



Directions: From the Haudagain roundabout exit onto Mugiemoor Road. At the next roundabout turn right over the Persley Bridge. At the following roundabout turn right into Laurel Drive. Turn next left into Fairview Street; continue some way along and take the first turning into Fairview Crescent. Fairview Walk is first on the right.

Location: Danestone is well located for the industrial estates and office complexes at Bridge of Don and Dyce and also within easy commuting distance of the City Centre. There are many local amenities close at hand including sports centres, community centres, Tesco Superstore, regular bus services and pleasant walks along the banks of the river Don and Seaton Park.

Ledingham Chalmers  
Johnstone House, 52-54 Rose Street  
Aberdeen AB10 1HA  
Tel: 01224 632500 • Fax: 01224 408444  
Email: [property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)  
Web: [www.ledinghamchalmers.com](http://www.ledinghamchalmers.com)

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.