



29 Wallacebrae Place, Danestone
Aberdeen, AB22 8YP

ledingham
chalmers
estate agency



**29 Wallacebrae Place, Danestone
Aberdeen, AB22 8YP**

**Beautifully presented three bedroom semi
detached family home**

- Three bed family home
- Located in a quiet cul de sac
- Tasteful neutral decor
- Modern shower room
- Large decked patio
- Gas central heating and double glazing



Three beds.



One bathroom.



One public room.

Beautifully presented three bedroom semi detached family home

We are delighted to offer for sale this immaculately presented deceptively spacious family home, forming part of a popular and established residential development situated in a peaceful position in a cul de sac. The accommodation is set over two floors and has been thoughtfully upgraded and modernised, providing a comfortable home compatible with the modern lifestyle. Enjoying the comforts of Gas Central Heating with Double Glazing, the property features a fresh neutral colour scheme throughout

The entrance vestibule has a glazed door leading to the inner hall. The lounge is a beautifully decorated well proportioned room with a large picture window to the front, allowing a high degree of natural light to flood the room. The main focal point of the lounge is a lovely cream marble feature fireplace with electric fire. Leading off from the lounge, the sizeable dining kitchen is located to the rear of the property. There is a range of wall and base mounted units incorporating an integrated fridge freezer, dishwasher, washer dryer, oven, 4 burner hob and extractor fan. The overall look has been completed with fresh neutral decor and high gloss porcelain floor tiles.

Completing the ground floor accommodation there is a generous double bedroom with a range of fitted storage.

On the upper floor, there are two double bedrooms both with velux windows and ample space for a variety of free standing furniture. On the landing, there is substantial fitted wardrobes, along with two further storage cupboards. The family shower room has been recently fitted with a modern shower enclosure comprising Jacuzzi shower and rain flow head and is completed with vanity furniture accommodating the sink and a floating WC.



Accommodation and plans

Lounge	14'9" x 13'04"	4.5m x 4.07m
Dining kitchen	14'1" x 10'2"	4.29m x 3.1m
Bedroom	10'2" x 9'10"	3.1m x 3m
Bedroom	10'8" x 9'11"	3.25m x 3.02m
Bedroom	10'4" x 8'6"	3.15m x 2.59m
Shower room	7'8" x 6'6"	2.34m x 1.98m

Directions

At the east end of Union Street join King Street on its north side and continue straight ahead to the Bridge of Don. After crossing the Bridge of Don, continue ahead and take a left at the roundabout next to the AECC onto the Parkway. Continue ahead for some distance and at the second roundabout turn left onto Fairview Street. Follow the road taking a left turn onto Wallacebrae Terrace and Wallacebrae Place is first left.

Arrange a viewing

Viewing By Appointment Telephone 07547462902 or By Arrangement with Ledingham Chalmers on 01224 632500

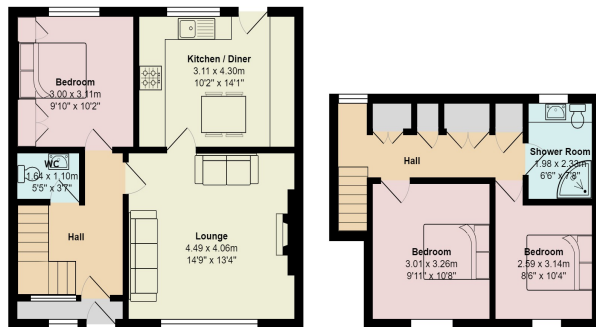
Contact us

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29 Wallacebrae Place



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 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.