



**21 Wallacebrae Avenue | Danestone | AB22 8XL**

**Two Bedroom Fourplex with Garage**

**Offers Over £120,000**

Situated within an established residential area, we offer for sale this two bedroom fourplex with garage and parking. The accommodation is laid out across two floors and offers an excellent opportunity for a first time buyer.

The home is entered into the hallway, giving way to the spacious front facing lounge finished with laminate flooring and neutral decor.

The kitchen is fitted with wall, base and drawer units overlaid with contrasting work surfaces and offering space and plumbing for free-standing appliances.

Completing the ground floor accommodation, the second bedroom benefits from a built in wardrobe and a pleasant outlook across the garden.

The carpeted staircase ascends to the first floor landing, giving way to a generous double bedroom with built in storage and the fully tiled bathroom with three piece suite and electric shower over the bath.

Outside, the exclusive garden requires minimal maintenance being laid with a combination of patio and stone chips. Convenient off-street parking is found on the tarred driveway, leading to the detached single garage with up and over door.

## ACCOMMODATION

### Ground Floor

Lounge

17'8" x 9'8" (5.39m x 2.95m) approx.

Kitchen

9'1" x 6'1" (2.77m x 1.85m) approx.

Bedroom 2

9'4" x 8'0" (2.85m x 2.44m) approx.

### First Floor

Bedroom 1

9'6" x 9'7" (2.9m x 2.92m) approx.

Bathroom

7'5" x 6'1" (2.26m x 1.85m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the dishwasher and washing machine.

Gas Central Heating

Double Glazing

EPC Band C



**Lounge**





**Lounge**



**Kitchen**





**Bedroom 2**



**Bedroom 1**



**Bedroom 1**

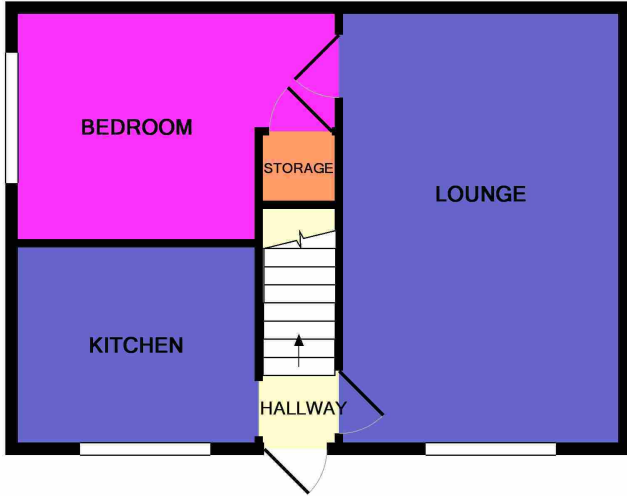




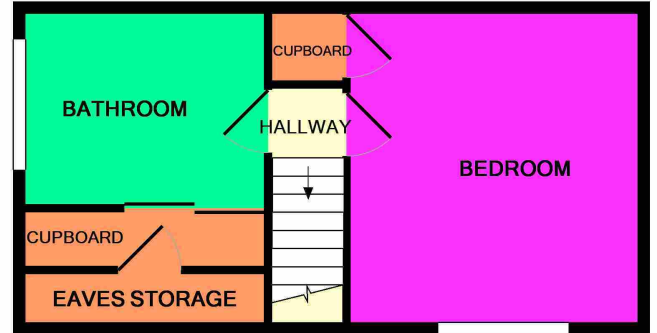
**Bathroom**



**Garden**



GROUND FLOOR



1ST FLOOR

## Floorplan



**Property location**



**Directions**

On approaching from the Tesco Superstore on Laurel Drive turn first left after the store into Fairview Street. Turn first right into Wallacebrae Terrace, then second right into Wallacebrae Avenue. Take the next left and the property is located to the end of the cul-de-sac.

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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.