



57 Fairview Drive | Danestone | AB22 8ZU

One Bedroom Top Floor Flat with Parking

Offers Over £90,000

We are pleased to offer for sale this immaculately presented one bedroom top floor flat with the much sought after benefit of private parking. The property offers generously proportioned accommodation which is presented to a high standard throughout allowing a purchaser to take immediate occupancy with the utmost of ease and convenience. The property is to be sold inclusive of current white goods, flooring and light fittings along with all further furnishings being available via separate negotiation, creating an ideal opportunity for both a first time buyer or buy to let investor.

The accommodation firstly comprises of an entrance hallway which offers multiple storage cupboards whilst allowing access to the majority of the further accommodation. The generous lounge enjoys a bright outlook whilst offering plentiful space for a wide range of free standing furniture being presented in a pleasant neutral decor. The room leads through to the kitchen, which has been fitted with a range of stylish base and wall units providing ample storage and work surfaces along with a breakfast bar for dining. The current white goods such as the fridge/freezer, washing machine and oven with hob are all to be included.

The double bedroom is situated to the rear of the property, again presented in a stylish decor the room offers fantastic storage via the fitted wardrobe behind mirrored sliding doors. The bathroom has been fitted with a white suite comprising a w.c., hand wash basin and shower over bath with modern aqua panelling.

The property additionally offers a floored loft with lighting for additional storage. The property has also been fitted with inter linked smoke alarms adhering to current leasing regulations, further enhancing the property's appeal to a buy to let investor.

To the rear is the private residents car park offering ample parking.

Lounge
16'3" x 16'1" (4.95m x 4.9m) approx.
Kitchen
9'8" x 8'5" (2.95m x 2.57m) approx.
Double Bedroom
11'8" x 10'" (3.56m x 3.05m) approx.
Bathroom
8'8" x 5'4" (2.64m x 1.63m) approx.

Double Glazing

Electric Heating

Residents Parking

To be included in the sale price are all fitted floor coverings, blinds and light fittings together with the white goods

All current furnishings may also be available via separate negotiation

EPC Band D



Lounge



Kitchen



Kitchen



Double Bedroom



Double Bedroom



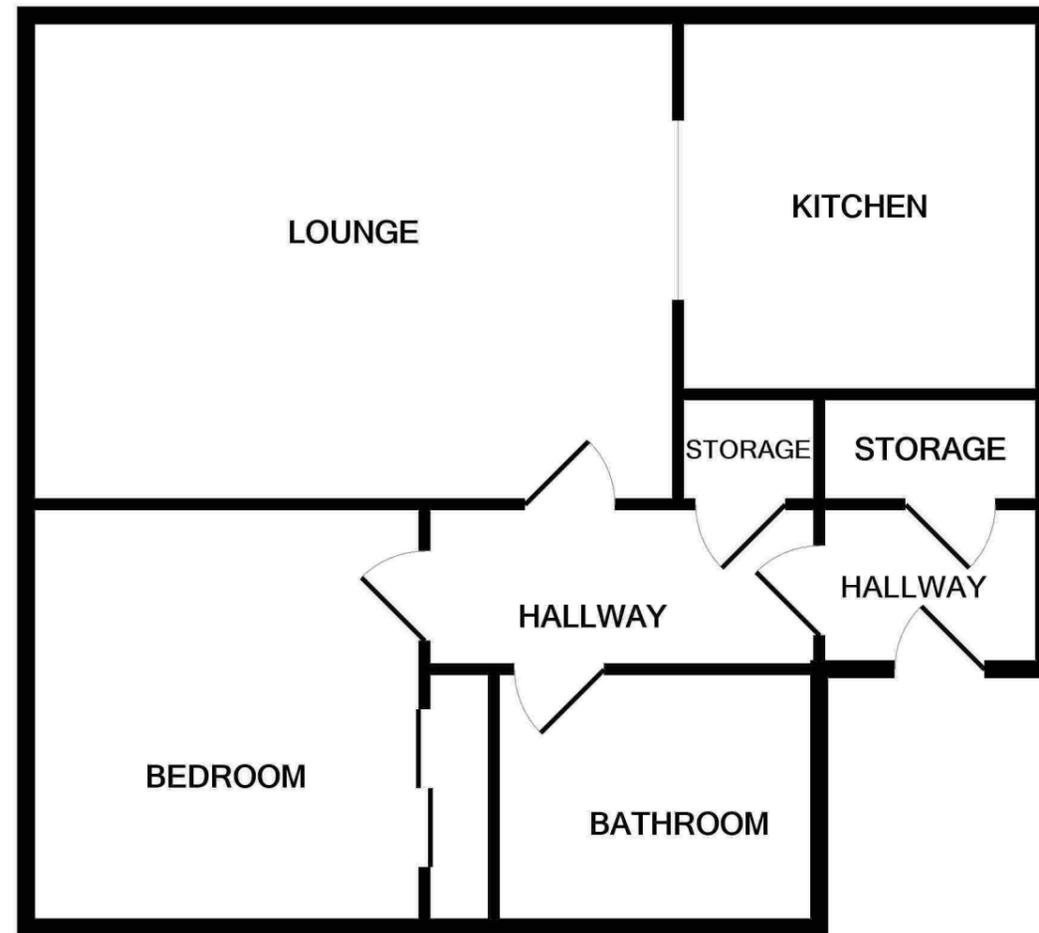
Bathroom



External/Parking

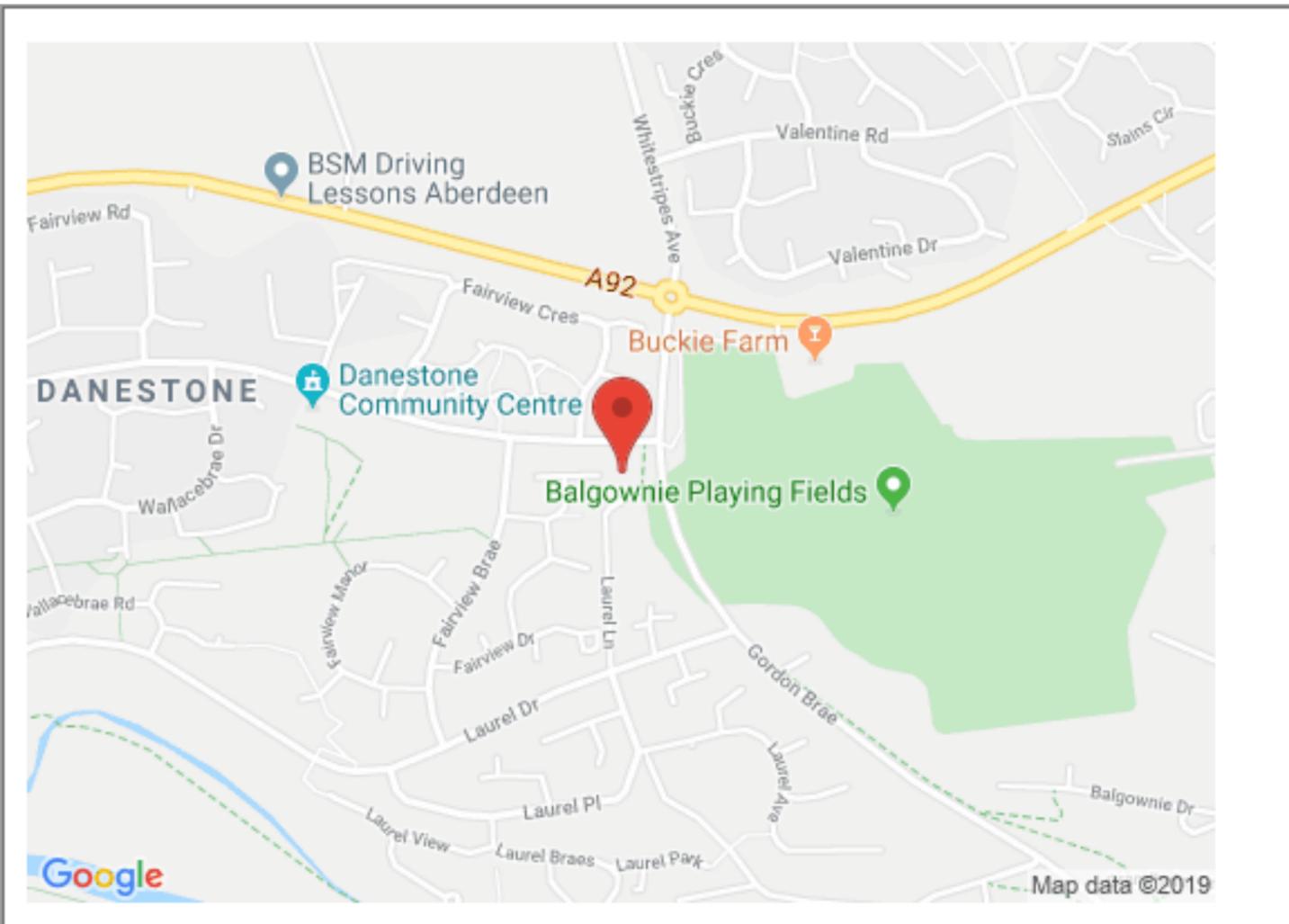


View



Floorplan

Property location



Directions:

From Aberdeen City Centre, travel north past the Northern Hotel and turn right at the roundabout onto St Machar Drive. Turn left into Tillydrone Avenue and continue on Tillydrone Avenue for some considerable distance, over the new Bridge of Don third crossing, and turn left into Fairview Street, left into Fairview Brae then first left again into Fairview Drive.

Location:

Danestone is an established residential area which is well served by public transport facilities, excellent schools and shopping facilities at both Danestone and Bridge of Don, including a Tesco and an Asda. With the Parkway and Aberdeen Ring Road being located nearby most parts of the City are readily accessible, with the location also being extremely convenient for the Airport and the oil-related offices at both Bridge of Don and Dyce.

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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.