



57 Fairview Drive

Danestone, Aberdeen, AB22 8ZU

ledingham
chalmers
estate agency



Kitchen



Bedroom

**57 Fairview Drive
Danestone, Aberdeen, AB22 8ZU**

One bedroom top floor flat with parking

- Immaculately presented, in move-in condition
- Generously proportioned accommodation throughout
- Perfect for First Time Buyer or Buy to Let Investment
- Stylish and modern kitchen
- Private Parking
- Furnishings available via separate negotiation



One bed.



One bathroom.



One public room.

One bedroom top floor flat with parking

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.



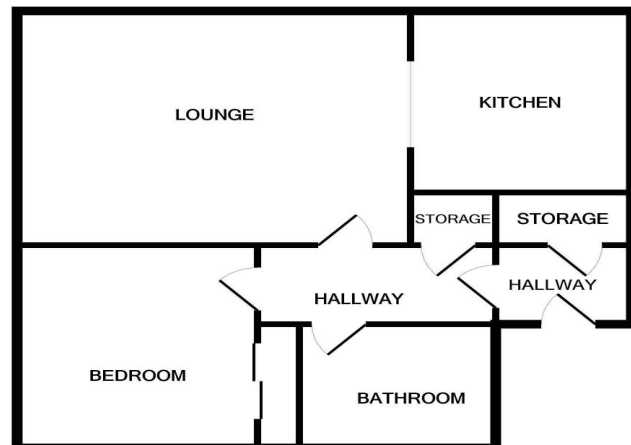
External



View

Accommodation and plans

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



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.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Aberdeen AB10 1HA

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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 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.