



88 Fairview Crescent | Aberdeen | AB22 8ZB

One Bedroom First Floor Self Contained Flat

Offers Over £89,000

An ideal first time purchase, we are delighted to offer for sale this one bedroom self contained first floor flat. Occupying a corner position, the front door opens up to the stairwell, at the top of which accesses directly the lounge.

With lovely views of the city, the lounge enjoys neutral decor and carpeting. Leaving the lounge towards the rear of the property, the hall gives entry to the remaining accommodation.

The kitchen to the rear contains a mix of wall and base units, as well as a free standing fridge/freezer and wall mounted fan for further ventilation.

The bedroom also enjoys a rear aspect to the property and has the added benefit of a built in double wardrobe, boasting mirrored sliding doors.

Completing the accommodation, the shower room features a walk in cubicle with electric wall mounted shower, and has a large mirror spanning the full width of the room.

Externally, the property has access to a shared garden and the added advantage of a residents car park.

ACCOMMODATION

Lounge
12'6" x 10'4" (3.81m x 3.15m) approx.
Kitchen
7'8" x 7'6" (2.34m x 2.29m) approx.
Bedroom
11'1" x 8'1" (3.38m x 2.46m) approx.
Shower Room
4'8" x 4'7" (1.42m x 1.4m) approx.

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

EPC Band D



Lounge



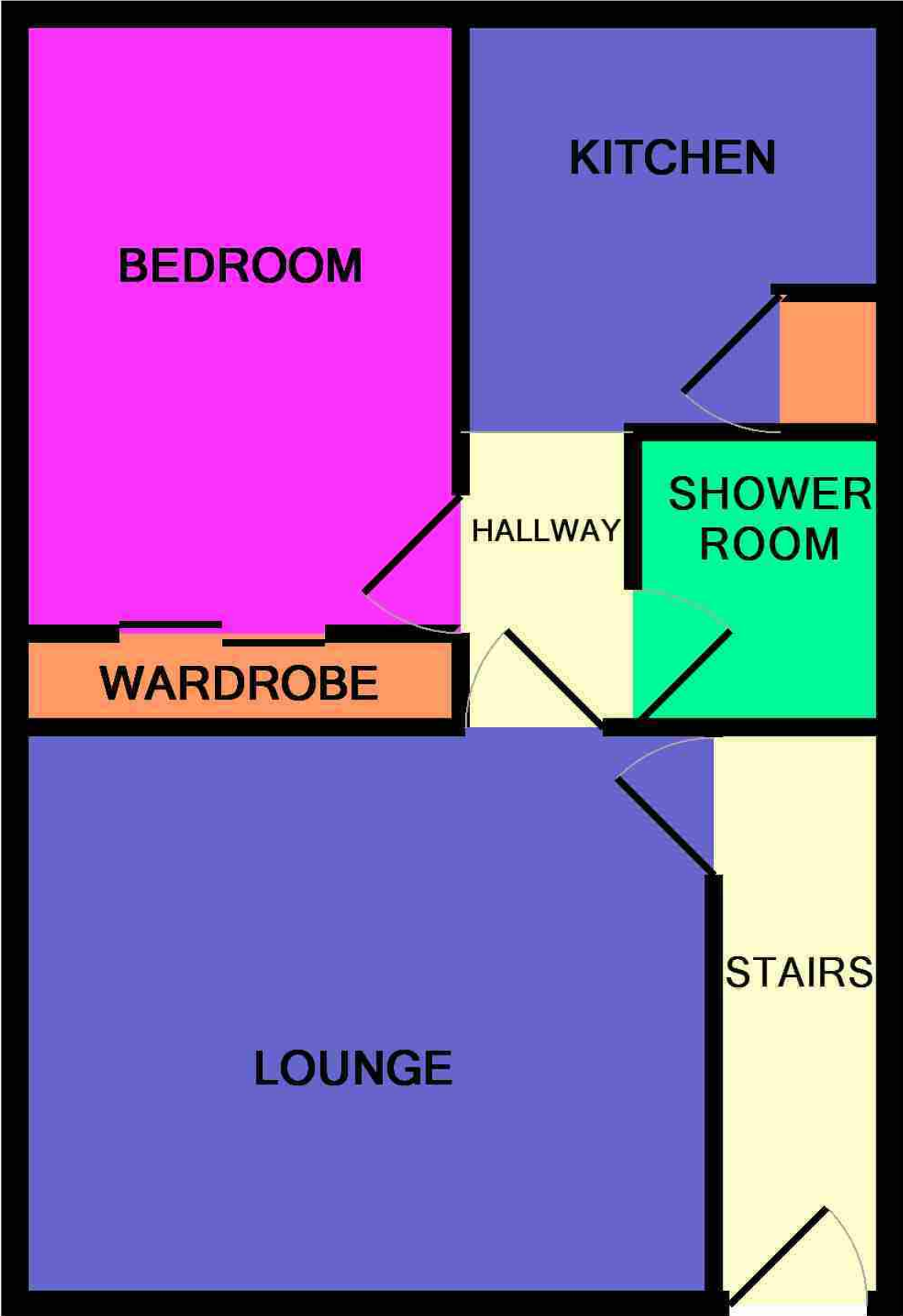
Kitchen



Bedroom



Shower Room



Floorplan

Property location



Directions

Travelling to Danestone via North Anderson Drive, take the second exit on the Haudagain roundabout onto Mugiemoss Road. At the first roundabout travel right across Persley bridge to the next roundabout, taking the 3rd exit onto Laurel Drive. Passing Tesco Superstore turn left into Fairview Street. Continue some distance along and Fairview Crescent is on the left hand side.

Location

Danestone is a well-established residential area, popular with families, couples and residents of all ages. Easily accessible to Aberdeen City by various routes including the new Third Don Crossing and Parkway. The location is also well served by public transport facilities and shopping facilities at both Danestone (including a Tesco Superstore) and Bridge of Don (including an Asda Supermarket). Easy access is also available to Aberdeen Airport, and the numerous industrial estates and business parks in Bridge of Don, Kingswells 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.