



**11 Fairview Road**  
Danestone, Aberdeen, AB22 8ZG

ledingham  
chalmers  
estate agency





Lounge/Diner





Kitchen



Conservatory

**11 Fairview Road  
Danestone, Aberdeen, AB22 8ZG**

## **Spacious Two Bed Bungalow in Sought After Residential Suburb of Danestone**

- Deceptively spacious living accommodation throughout
- Spacious lounge/diner, overflowing with natural light
- Well-equipped kitchen with integrated appliances
- Charming conservatory with pleasant rear garden views
- Two double bedrooms with built-in wardrobes
- Fully enclosed, low maintenance rear garden



**Two** beds.



**One** bathroom.



**Two** public rooms.



## Spacious Two Bed Bungalow in Sought After Residential Suburb of Danestone

Ideally located on a quiet corner plot, we have pleasure in offering for sale this two bedroom detached bungalow in the ever sought after residential suburb of Danestone. It is set within attractive garden grounds, finished with gas central heating, double glazing and has been freshly redecorated to allow for a smooth move-in transition.

A welcoming vestibule gives entry to the property which offers added privacy, which in turn takes you to the hallway, which boasts the additional benefit of two sizeable storage cupboards.

The spacious lounge/diner is a bright room, awash with light from the dual aspect windows and which affords a wealth of space for both free-standing furniture and dining table and chairs.

The well-equipped kitchen is fitted with a good range of stylish base, wall and drawer units, complimenting work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashback. All appliances will be included in the sale price which includes the built-in under oven, hob and concealed overhead extractor hood, in addition to integrated fridge/freezer.

Located directly from the kitchen is the delightful conservatory which offers an ideal place to relax and enjoy the pleasant rear garden views.

Also located from the kitchen is the convenient utility which enjoys space for laundry appliances and additional storage cupboards.



Shower Room



Bedroom One





Bedroom Two

The larger of the bedrooms is situated to the rear and is freshly decorated in on-trend grey tones with stylish laminate flooring, and boasts a built-in double wardrobe.

The second of the double bedrooms is also generous in size, affording space for a variety of free-standing furniture as desired, also boasting a built-in double wardrobe.

The contemporary shower room is fully finished with aqua panelling and enjoys a corner walk-in shower, WC with buried cistern and wash hand basin, neatly housed within a stylish vanity unit, heated towel rail and opaque window to the side of the property.

The gardens to the front and rear of the property are beautifully maintained, with the front garden laid with decorative stone chips, and a sizeable driveway which leads to the garage, offering off-street parking for a number of vehicles.

The garage is of single proportion, has up and over door to front, power and light.

The garden to the rear is fully enclosed and is extremely low maintenance, finished with decorative stone chips, and a charming green house which will remain. A charming paved patio area offers an ideal space for al fresco dining and entertaining.

Early viewing is recommended to fully appreciate the accommodation on offer.

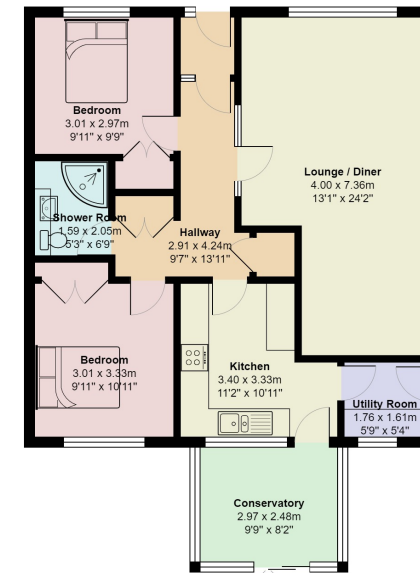


Rear Garden

## Accommodation and plans

Hallway	9'7" x 13'11"	2.92m x 4.24m
Lounge/Diner	13'1" x 24'2"	3.99m x 7.37m
Kitchen	11'2" x 10'11"	3.4m x 3.33m
Utility Room	5'9" x 5'4"	1.75m x 1.63m
Conservatory	9'9" x 8'2"	2.97m x 2.49m
Bedroom One	9'11" x 10'11"	3.02m x 3.33m
Bedroom Two	9'11" x 9'9"	3.02m x 2.97m
Shower Room	5'3" x 6'9"	1.6m x 2.06m

11 Fairview Road



## Directions

Travelling from the main Aberdeen ring road proceed over the Haudagain roundabout onto Mugiemooss Road and at the next roundabout turn right onto the Parkway. Continue to the second roundabout and turn right onto Fairview Street then take the fourth right onto Fairview Road. The property is situated a short distance along on the left hand side.

## Location

Danestone is a popular suburb well situated for easy commuting to an excellent range of industrial and office complexes and affords easy access to Aberdeen via excellent public transport facilities. The area is well served by shopping facilities including a Tesco 24 hour Extra store, there is also a good range of recreational and leisure facilities.

## Arrange a viewing

Viewing By appointment telephone xxxxxxxxx or by  
arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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.