



**12 Fairview Walk,**  
Danestone, Aberdeen, AB22 8ZR

Offers over **£180,000**

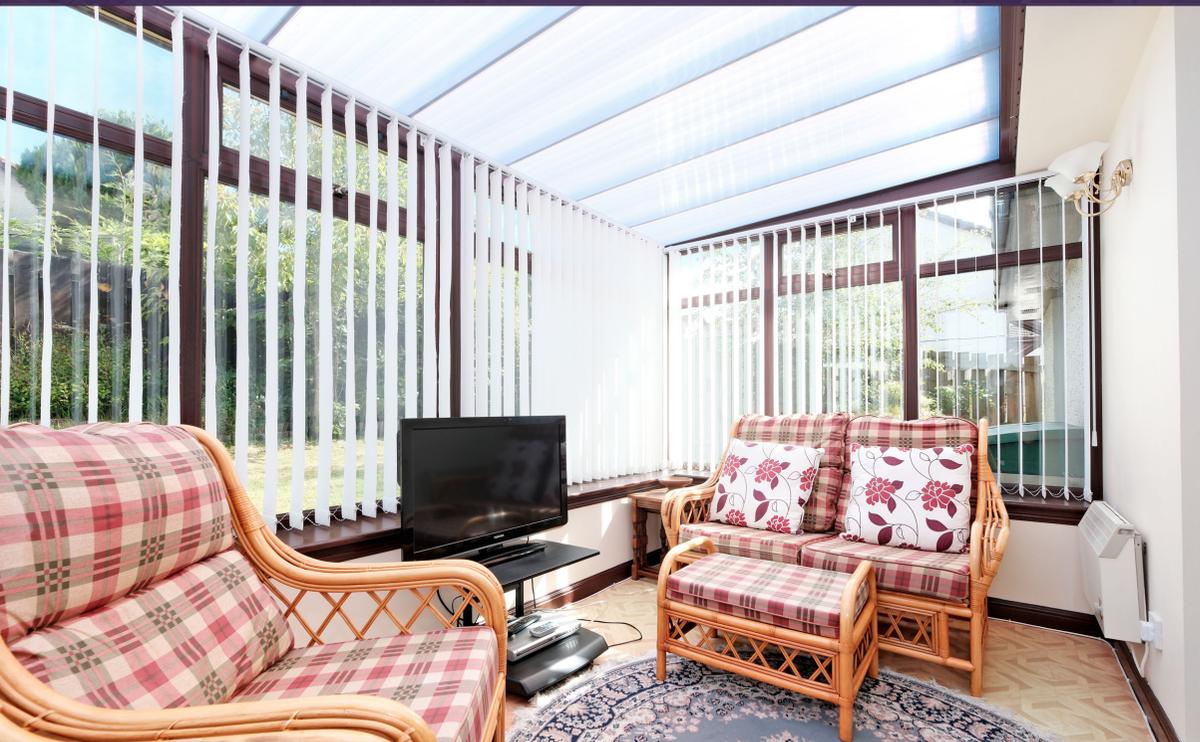
**ledingham  
chalmers**  
estate agency



Kitchen



Lounge



Conservatory

## Two bedroom detached bungalow

- Excellent location close to a range of local amenities
- Driveway providing off street parking for two cars
- Well equipped Kitchen with space for dining
- Generous Lounge with access to Conservatory
- Two good sized Bedrooms, one with fitted storage
- Private enclosed Garden to rear



Two beds.



One bathroom.



Two public rooms.

**We are delighted to offer for sale this lovely two bedroom detached bungalow located in a quiet residential street in the popular area of Danestone.**

This lovely bungalow has been well maintained and presents as the perfect home for a first-time buyer or someone looking to downsize. The property also benefits from gas central heating and double glazing. Early viewing would be highly recommended to appreciate the space that the property has to offer.

The bright and airy accommodation comprises of an entrance hallway with an excellent shelved storage cupboard and further cupboard housing the electrics. The hallway also allows access to the large partially floored loft which boasts power and light.

With a front facing aspect, the kitchen is well equipped and fitted with base and wall units with co-ordinating work surfaces incorporating sink and drainer and a range of appliances, all of which are to be included as part of the sale. The generous proportions allow space for a small dining table and chairs.

Located to the rear of the property, the spacious lounge is generously proportioned and decorated in neutral tones. Set off the lounge is an excellent sized conservatory which is a fantastic addition to the property and an ideal space to relax and unwind.

The property also benefits from two good sized bedrooms, one of which boasts a double fitted wardrobe with sliding mirrored doors providing excellent storage.

Completing the accommodation is the modern shower room which is fitted with a white two-piece suite and separate shower enclosure.



Bedroom



Bedroom



Shower Room



Rear Garden

Externally, there is a driveway to the side of the property providing off street parking for up to two cars. The garden to front is laid in lawn with shrubs and plants in the borders. The garden to the rear offers a high degree of privacy, is fully enclosed and mainly laid in lawn with colourful shrubs and trees in the borders adding a pop of colour to the space.

## Accommodation

|              |               |               |
|--------------|---------------|---------------|
| Kitchen      | 9'10" x 8'7"  | 3m x 2.62m    |
| Lounge       | 13'8" x 10'6" | 4.17m x 3.2m  |
| Conservatory | 10'0" x 6'7"  | 3.05m x 2.01m |
| Bedroom      | 11'0" x 8'6"  | 3.35m x 2.59m |
| Bedroom      | 7'8" x 10'9"  | 2.34m x 3.28m |
| Shower Room  | 6'2" x 5'7"   | 1.88m x 1.7m  |



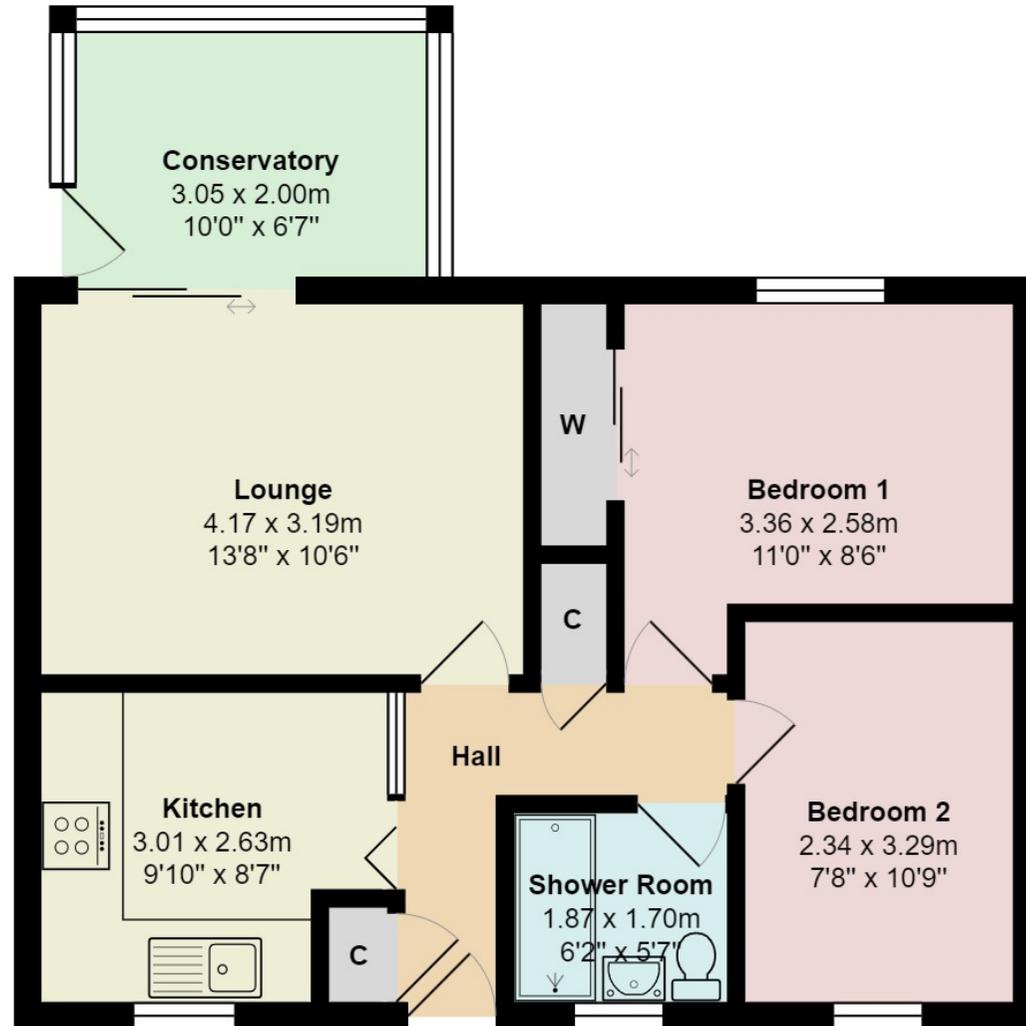
Rear Garden



Driveway

# Floorplan

## 12 Fairview Walk



## Directions

From the Haudagain roundabout exit onto Mugiemoor Road. At the next roundabout turn right over the Persley Bridge. At the following roundabout turn right into Laurel Drive. Turn next left into Fairview Street; continue some way along and take the first turning into Fairview Crescent. Fairview Walk is first on the right.

## Location

Danestone is a very popular residential area lying to the north of the city. There is an excellent choice of primary schools and secondary education is provided at Oldmachar and Bridge of Don Academies. A wide range of hotels/pubs and shops are available locally and there is an active social and recreational life with facilities ranging from a Swimming Pool, Playing Fields, Ten Pin Bowling and an 18 Hole Golf Course to a Sports Complex which offers numerous activities. The area also has a numerous clubs and associations. Danestone is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand.

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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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