



**61 Danestone Terrace,**  
Bridge of Don, Aberdeen, AB23 8HQ

ledingham  
chalmers  
estate agency



Hallway



Lounge



Kitchen

## Two bedroom semi-detached dwellinghouse

- Situated in a popular residential area in Bridge of Don
- Beautiful views towards the sea
- Generous Garden to rear with greenhouse and shed
- Driveway to front providing off street parking
- Two good sized Double Bedrooms with fitted storage
- Stylish Kitchen with appliances included



Two beds.



One bathroom.



One public room.

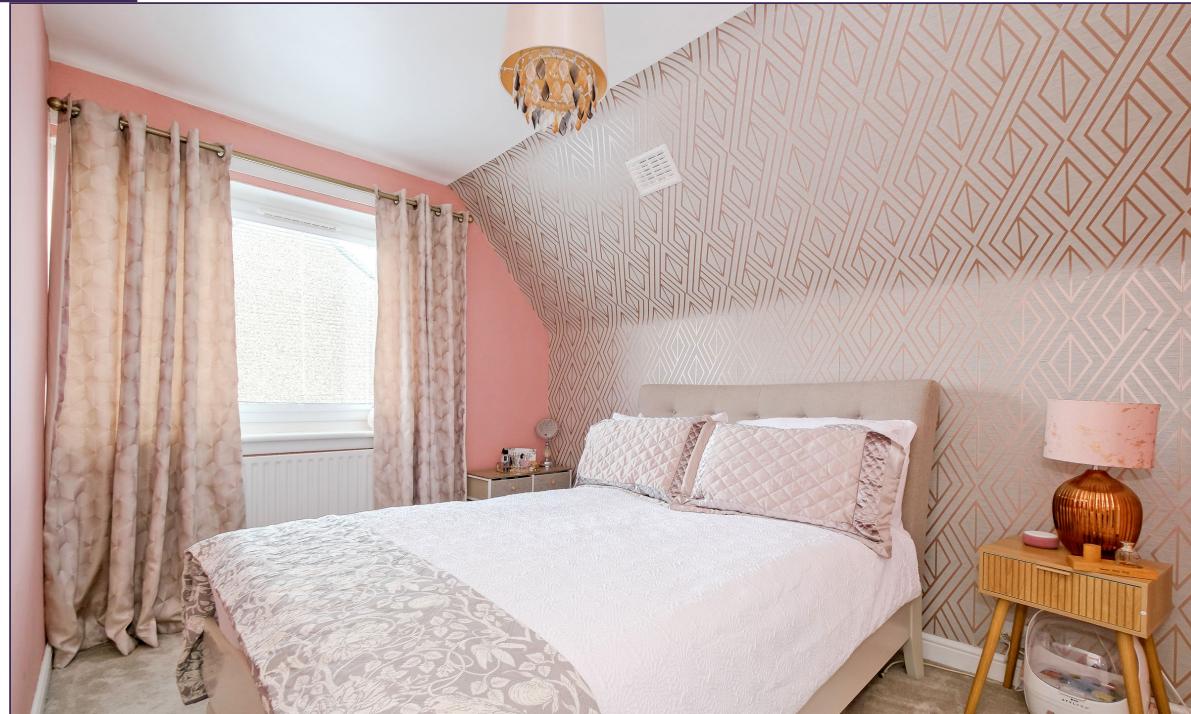
**We are delighted to offer for sale this well presented two bedroom semi-detached dwellinghouse situated in the popular and sought after area of Bridge of Don.**

Offering spacious accommodation spanning two floors, the property benefits from the modern comforts of gas central heating, double glazing and excellent storage facilities. This fantastic home presents the ideal purchase for young couples or the growing family and internal viewing is essential to appreciate the fantastic sea views on offer.

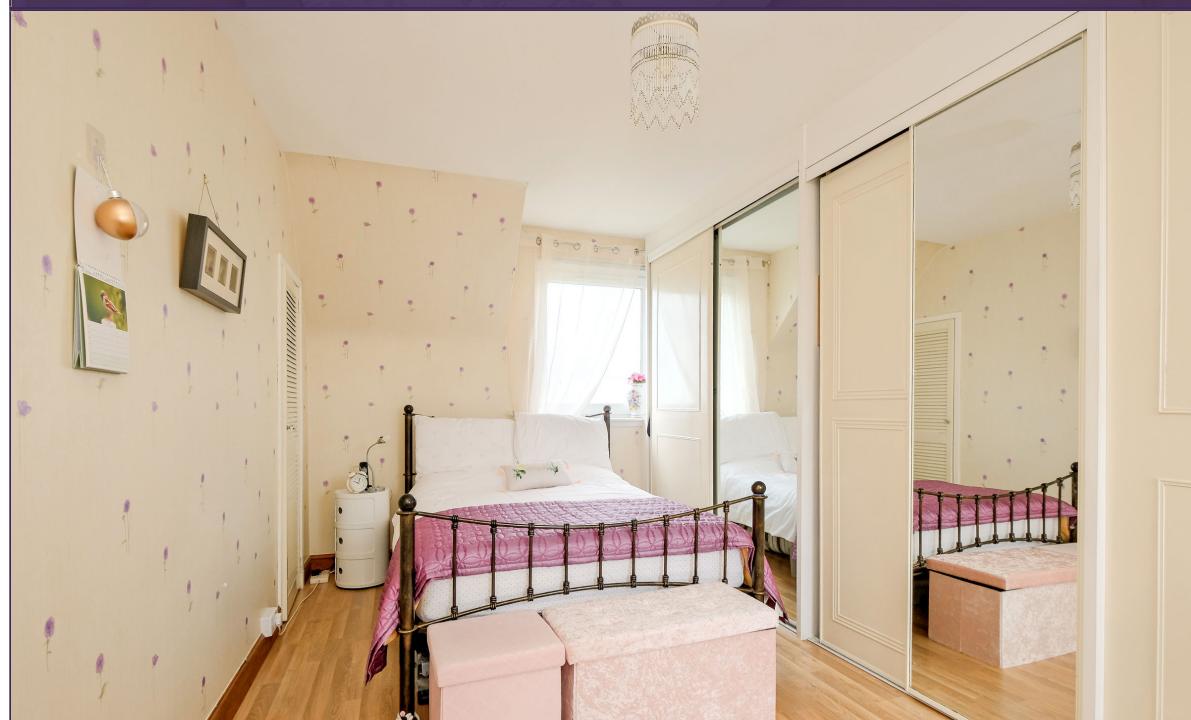
On entering, the welcoming hallway is bright and airy and provides access to the ground floor accommodation. There is a convenient under stair cupboard providing excellent storage.

The elegant lounge enjoys a dual aspect with large windows to the front and rear allowing natural light to flood the room. The spacious dimensions allow space for a range of living furniture and the room has been decorated in tasteful decor with quality flooring.

Completing the ground floor is the superb kitchen enjoying a quiet aspect to the rear and fitted with a range of stylish wall, base and drawer units with co-ordinating work surfaces at either side with matching splashback. The kitchen incorporates a range of integrated appliances, all of which are included as part of the sale. A window overlooks the garden and a door provides access out to the rear.



Bedroom



Bedroom



Bathroom



Views

Upstairs, the bright hallway provides access to the two excellent sized double bedrooms, both benefiting from built-in storage and enjoying fabulous sea views.

Completing this home is the shower room which is fitted with a WC and wash hand basin set into vanity and a shower enclosure set into tiles.

The front garden is laid in lawn with mature shrubs and plants in the border and a driveway to the side provides off street parking.

The extensive rear garden is split in three, laid with a patio, lawn and chuckies at the rear for less maintenance. There is a greenhouse and shed, both of which are to remain as part of the sale.

## Accommodation

Lounge	17'1" x 10'10"	5.21m x 3.3m
Kitchen / Diner	10'6" x 12'6"	3.2m x 3.81m
Bedroom	17'1" x 8'0"	5.21m x 2.44m
Bedroom	11'3" x 8'0"	3.43m x 2.44m
Shower Room	8'3" x 8'5"	2.52m x 2.57m



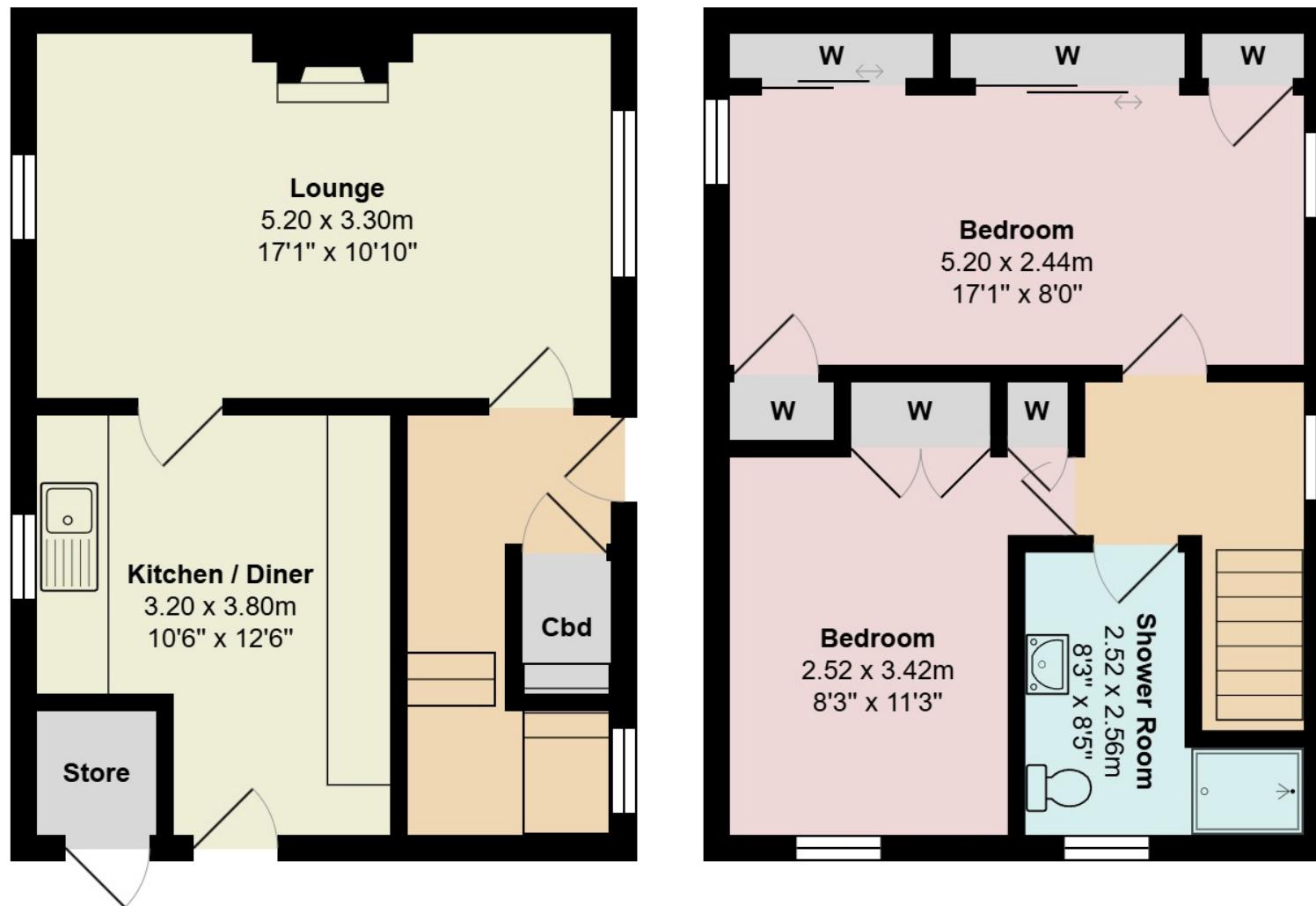
Rear Garden



Rear Garden

Floorplan

61 Danestone Terrace



## Directions

Travelling from the city centre continue along King Street, over the Bridge of Don onto the Ellon Road. At the first set of traffic lights turn left onto Balgownie Road, following Balgownie Road, which then becomes Scotstown Road. Continue on Scotstown Road taking the third opening on the right onto Danestone Terrace.

## Location

Bridge of Don 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. There are ample shopping, sports and recreational facilities. There are also numerous clubs and associations. Bridge of Don 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.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

**lcea**.com

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.