



57 Wallacebrae Crescent, Danestone,
Aberdeen, AB22 8YE

**ledingham
chalmers**
estate agency



Lounge



Dining room



Sun room

Three bedroom semi-detached dwellinghouse

- Within close proximity to primary school and amenities
- Offering generous accommodation spanning two floors
- Bright and airy Lounge with front facing aspect
- Formal Dining Room with access to Conservatory
- Well equipped Kitchen with appliances included
- Generous Gardens to front and rear



Three beds.



One bathroom.



Three public rooms.

We are delighted to present for sale this deceptively spacious three bedroom semi-detached dwellinghouse located in a quiet residential street in Danestone.

This delightful property is enhanced by gas central heating, double glazing and features soft neutral tones throughout. This property would make an ideal home for the growing family, offering generous accommodation over two levels and within close proximity to the local primary school, shops and local community centre.

The bright and spacious ground floor accommodation comprises a most welcoming entrance hall which leads through to the elegantly proportioned lounge which enjoys a large window to the front allowing natural light to flood the space. The room is generous in size, offering space for a range of living furniture and on semi open plan with the dining room which offers space for a large dining table and chairs. French doors lead through to the conservatory which is a fantastic addition to the property, enjoying views over the garden and a sociable space for entertaining guests. The kitchen is well equipped with a range of quality base and wall units with contrasting work surfaces incorporating a sink and drainer and integrated appliances. The kitchen is a good size, offering ample storage and a door provides access out to the rear garden.



Kitchen



Bedroom



Bedroom



Bedroom

A carpeted staircase leads to the upper floor landing which is a bright space with a cupboard housing the boiler and a hatch provides access to the partially floored loft space which is insulated and equipped with a light. Upstairs, there are three excellent sized bedrooms, all of which offer space for a range of bedroom furniture. The main bedroom is fitted with a double wardrobe with stylish sliding mirrored doors. All rooms have been laid with quality floor coverings and complementing decor. The sleek shower room is fitted with a white three-piece suite incorporating a WC, wash hand basin set into modern vanity unit and a walk-in shower enclosure with aqua panelled walls.

Externally, the front garden has an area laid to lawn and a driveway to the side provides off street parking. To the rear, the enclosed rear garden is mainly laid to lawn with a fantastic patio area to relax and enjoy the summer weather. The shed will remain as part of the sale.

Early viewing is highly recommended to appreciate the generous accommodation and quiet location on offer.

Accommodation

Lounge	12'6" x 14'5"	3.81m x 4.4m
Dining Area	7'11" x 11'2"	2.41m x 3.4m
Sun room	7'9" x 10'4"	2.36m x 3.15m
Kitchen	7'7" x 11'2"	2.31m x 3.4m
Bedroom	9'7" x 13'7"	2.92m x 4.14m
Bedroom	7'3" x 10'3"	2.21m x 3.12m
Bedroom	9'7" x 10'7"	2.92m x 3.23m
Shower room	6'5" x 6'4"	1.96m x 1.93m



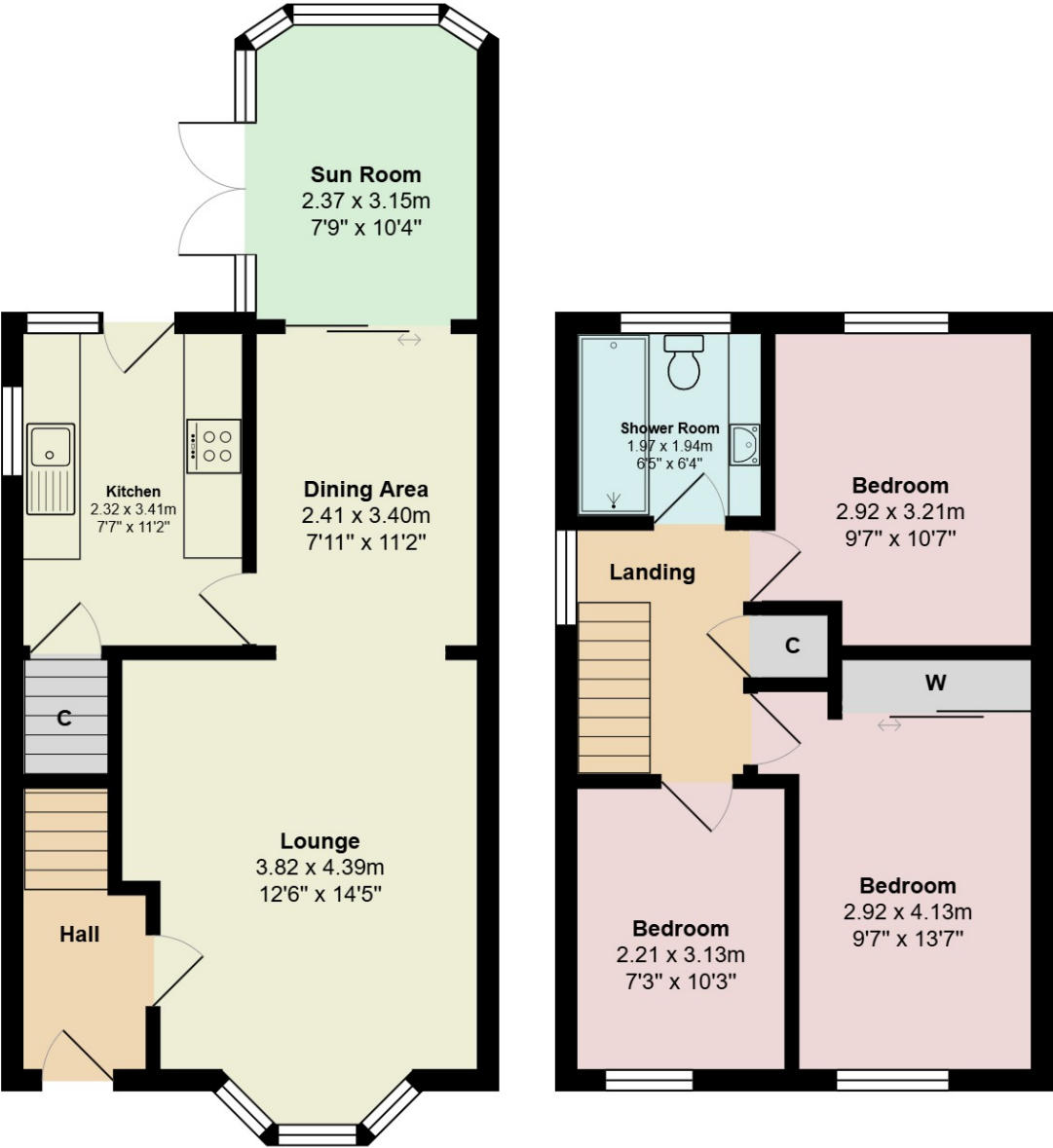
Shower room



Rear Garden

Floorplan

57 Wallacebrae Crescent



Directions

From the Haudagain roundabout exit onto Mugiemooss Road and at the roundabout turn over Persley Bridge. At the next roundabout turn right into Laurel Drive, continue past Tesco Superstore and take first left then second right into Wallacebrae Drive. Turn first left into Wallacebrae Crescent.

Location

Danestone is a popular area well served by public transport facilities, excellent schools, shopping facilities at both Danestone and Bridge of Don including a Tesco Superstore at Danestone and an Asda Superstore at Bridge of Don. With the Parkway, AWPR and Aberdeen Ring Road being located nearby most parts of the city are readily accessible, with the location also being extremely convenient for the Airport and the oil-related offices at both Bridge of Don and Dyce.

Arrange a viewing

Contact us

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

Tel: 01224 632500
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.