



43 Fairview Crescent,
Danestone, Aberdeen, AB22 8ZB

**ledingham
chalmers**
estate agency



Lounge



Kitchen

**43 Fairview Crescent,
Danestone, Aberdeen, AB22 8ZB**

Two bedroom self-contained ground floor flat

- Excellent location with local amenities nearby
- Residents and Visitors Car Park
- Generous Lounge with front facing aspect
- Attractive Kitchen with appliances included in sale
- Two good sized Double Bedrooms with fitted storage
- Shared Garden to rear



Two beds.



One bathroom.



One public room.

Located within the popular residential area of Danestone, we are delighted to offer for sale this very well presented two bedroom self-contained ground floor flat which boasts the modern comforts of gas central heating and double glazing.

Presented in excellent condition, this lovely self contained flat is presented in neutral decorative tones and is ready to move in to, offering an ideal opportunity for a first time buyer.

The vestibule invites you into the property and a door provides access directly into the extremely light and airy lounge which boasts a large window to the front and is laid with laminate flooring complimented by the tasteful grey decor.

The attractive kitchen is located off the lounge and is fitted with a range of quality base and wall units with complimenting work surfaces incorporating a stainless steel sink and drainer with window above enjoying an outlook to the rear. The kitchen is equipped with a range of integrated appliances, all of which are to remain as part of the sale.

The inner hall provides access to a handy built-in cupboard and to all remaining accommodation.

There are two double bedrooms, both of which benefit from built in wardrobes, neutral decor and quality carpeting.

The centrally located bathroom is fitted with a white three piece suite with shower over the bath and curtain rail.

The property further benefits from a residents car park and a shared garden to the rear.

Early viewing is a must to avoid disappointment.



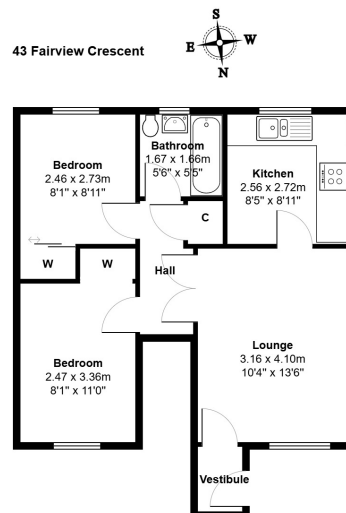
Bedroom



Bedroom

Accommodation and plans

Lounge	10'4" x 13'6"	3.15m x 4.12m
Kitchen	8'5" x 8'11"	2.57m x 2.72m
Bathroom	5'6" x 5'5"	1.68m x 1.65m
Bedroom	8'1" x 8'11"	2.46m x 2.72m
Bedroom	8'1" x 11'0"	2.46m x 3.35m



Directions

Travelling from the main Aberdeen ring road proceed to the Haudagain roundabout, continue straight across the Haudagain roundabout onto Mugiemooss Road. At the next roundabout turn right over the bridge. At the following roundabout turn right onto Laurel Drive, proceed straight ahead and take the next left onto Fairview Street. Continue some distance along and Fairview Crescent is on the left hand side.

Location

Danestone is a popular established residential area located some four miles from the centre of the City, with most parts of Aberdeen being readily accessible by a variety of arterial routes including the Parkway and Aberdeen Ring Road. Bridge of Don and Danestone are well served by primary and secondary schools, excellent shopping facilities including an Asda Superstore at Bridge of Don and Tesco Superstore at Danestone, and by public transport.

Arrange a viewing

Viewing By appointment telephone 07808 208643 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

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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.