



**16 Wallacebrae Drive,**  
Danestone, Aberdeen, AB22 8YB

Offers over

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen

**16 Wallacebrae Drive,  
Danestone, Aberdeen, AB22 8YB**

**Charming two bedroom terraced home with  
conservatory and parking**

- Located within a popular residential area
- Allocated parking to the front
- Spacious lounge with front aspect views
- Bright conservatory with access to the secluded garden
- Two double bedrooms, both with built-in wardrobes
- Shower room with tiling



**Two** beds.



**One** bathroom.



**Two** public rooms.



**Located in the sought-after residential area of Danestone, this well presented two bedroom terraced home offers a perfect opportunity for first time buyers or families seeking a lovely family home over two levels.**

The property has been lovingly maintained by the same owner since its construction, with the added addition of a conservatory to the rear adding to the property's versatility and appeal.

Upon entry, a welcoming porch leads into the spacious lounge, which boasts an open tread staircase and cozy atmosphere, with there being ample space for free standing furniture as desired. From the lounge, a door leads through to the kitchen which is fitted with a range of wooden wall and base units with contrasting grey marled work surface and splash back tiling. A window above the sink allows light to flow from the rear aspect conservatory and helps to seamlessly connect the two spaces, with a door from the kitchen giving direct access. The conservatory is currently used as a dining room but with its light and airy atmosphere it would be suitable for a variety of uses. This room also offers access to the private, secluded rear garden, which is neatly paved with slabs and a rotary dryer.

Upstairs, there are two generously sized double bedrooms, both with built-in wardrobes for ample storage. The property is completed by a well appointed shower room, featuring built-in vanity units, WC, sink, and a corner shower with aqua panelling. The room is completed by tiling to the walls and floor, along with a storage mirror above the sink.

Outside, there is a small slabbed front garden with an allocated parking space located directly outside the property. There are additional spaces available for visitors.

This property is an ideal choice for those looking to get on the property ladder or families seeking a peaceful home in a popular residential area.



Conservatory

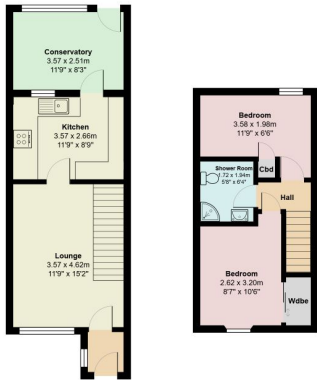


Rear garden

## Accommodation and plans

Lounge	11'9" x 15'2"	3.58m x 4.62m
Kitchen	11'9" x 8'9"	3.58m x 2.67m
Conservatory	11'9" x 8'3"	3.58m x 2.52m
Bedroom	8'7" x 10'6"	2.62m x 3.2m
Bedroom	11'9" x 6'6"	3.58m x 1.98m
Shower room	5'8" x 6'4"	1.73m x 1.93m

Wallacebrae Drive 16



## Directions

From the Haudagain Roundabout exit onto Muggiemoss Road and at the roundabout turn right crossing the Persley Bridge. At the next roundabout turn right onto Laurel Drive, past Tesco and turn left into Fairview Street. Continue along and Wallacebrae Drive is the second opening on the right, with number 16 located on the right hand side.

## Location

Danestone is a popular residential suburb to the north of Aberdeen City centre within easy commuting distance to the office and industrial complexes at the Bridge of Don, Dyce and Aberdeen Airport, with the AWPR providing seamless travel to the south of the city and beyond. An excellent range of local amenities including nursery and primary schools, a health centre, community centre and supermarket are all within easy reach. Secondary education is catered for nearby. Danestone is also ideally located within easy commuting distance of Aberdeen City centre.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
Johnstone House,  
53-54 Ross Street, Aberdeen

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.