



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

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen



Bedroom

## Two bedroom semi-detached dwellinghouse

- Located in a highly desirable area in Bridge of Don
- Enjoying picturesque sea views from the rear
- Two generous Double Bedrooms with fitted storage
- Sizeable Garden to rear and Driveway to front
- Spacious Kitchen with appliances included
- Cosy Lounge with beautiful wood burning stove



**Two** beds.



**One** bathroom.



**One** public room.



**We are delighted to offer for sale this attractive two bedroom semi-detached dwellinghouse located within a quiet and highly desirable area of Bridge of Don.**

The property offers well-proportioned accommodation arranged over two floors and would make an ideal home for first time buyers, professionals, or families. The location benefits from excellent local amenities, reputable schooling, and convenient transport links to Aberdeen city centre and beyond.

On entering, the bright and welcoming hallway boasts a conveniently placed storage cupboard and provides access to all of the ground floor accommodation. A door leads you through to the cosy lounge which enjoys a dual aspect with large windows allowing natural light to flood the room and is further enhanced by the wood burning stove, providing an attractive focal point and adding warmth and character to the space. The spacious dimensions allow space for a range of both living and dining furniture, making this an ideal space for everyday family living and entertaining.

Completing the ground floor is the kitchen which enjoys a quiet aspect overlooking the rear and fitted with a range of contemporary wall, base and drawer units with co-ordinating work surfaces at either side and a stainless steel sink and drainer inset. The kitchen incorporates an integrated dishwasher, washing machine and tumble dryer and in addition a further freestanding fridge freezer, all of which are included as part of the sale. A door from the kitchen provides access out to the rear garden.



Bedroom



Bathroom





Views



Rear Garden

Upstairs, the airy hallway provides access to the two generous sized double bedrooms, both benefiting from excellent built-in storage and enjoying beautiful sea views, providing a picturesque outlook. Completing this fantastic family home is the stylish bathroom which is fitted with a white three piece suite with WC, wash hand basin and a bath with shower over set into modern aqua panel.

The front garden is screened for privacy with a small area of lawn with beautiful flowers in the borders and the remainder of the front garden has been laid in loc-bloc providing ample off street parking for two cars. A path at the side of the property takes you to the rear of the property where you will find the extensive rear garden.

The extensive rear garden is split with an area of lawn with colourful plants in the borders, areas of chippings for low maintenance with further flower beds and vegetable patches which are a fantastic addition for the keen gardener. The sea views can also be enjoyed from the garden and this space is further enhanced by a superb summerhouse, greenhouse and garden shed, ideal for tool storage.

Early viewing is highly recommended to fully appreciate the standard of accommodation on offer and the outstanding sea views.



Accommodation

Lounge	10'10" x 17'0"	3.3m x 5.18m
Kitchen	11'10" x 9'10"	3.61m x 3m
Bedroom	9'10" x 17'0"	3m x 5.18m
Bedroom	11'6" x 10'2"	3.51m x 3.1m
Bathroom	8'5" x 4'11"	2.57m x 1.5m



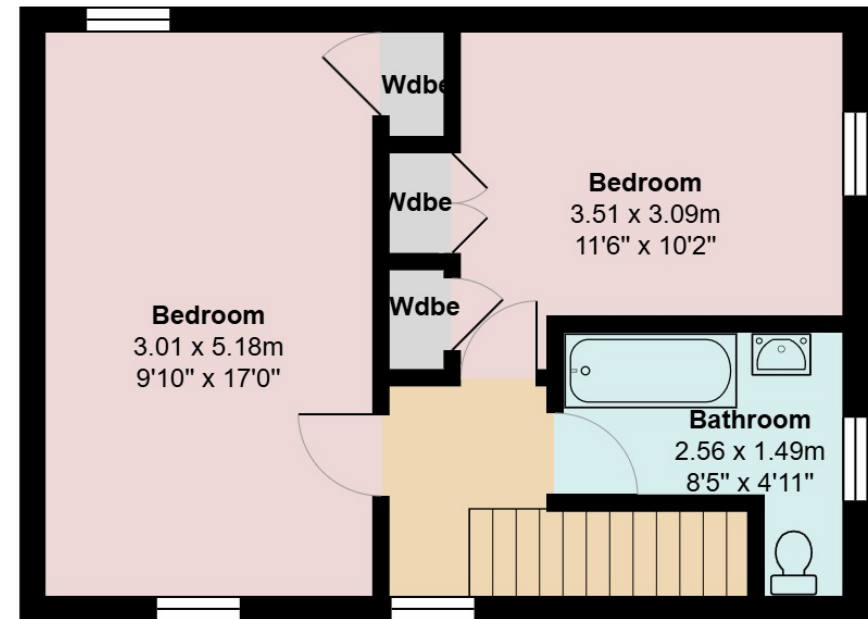
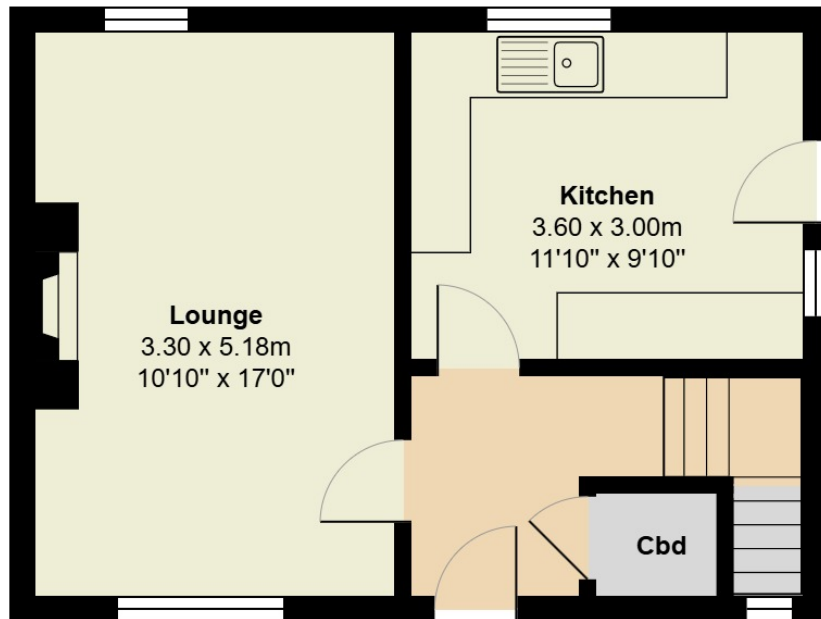
Rear Garden



Rear Garden

## Floorplan

### 63 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

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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.