



6 Wallacebrae Gardens,
Danestone, Aberdeen, AB22 8XN

**ledingham
chalmers**
estate agency



Lounge



Dining room



Kitchen

Three bedroom detached dwellinghouse with garage

- Within walking distance to Danestone Primary School
- Excellent location with a range of local amenities nearby
- Three good sized Bedrooms, two with fitted storage
- Well equipped Kitchen with access to Rear Garden
- Bright and airy Lounge on semi open plan to Dining Room
- Driveway to front leading to Single Garage



Three beds.



One bathroom.



Two public rooms.

Situated within the popular residential area of Bridge of Don, we are delighted to offer for sale this immaculately presented three bedroom detached family home with garage.

The property has been tastefully and freshly decorated throughout with a brand new carpet in the hallway and stairs and benefits from the modern comforts of gas central heating controlled by Hive Heating and double glazing, making it the ideal purchase for the growing family or those looking to upsize.

Upon entry, the hallway gives access into the bright and airy lounge which is laid in quality carpet with feature wallpaper, freshly decorated walls and features a bay window overlooking the front. An archway leads into the dining room offering ample space for a large dining table and chairs, ideal for those who love to host and entertain. Patio doors provide access out to the garden at the rear. A door from the dining room provides access to the kitchen which has been fitted with Italian marble floor tiles and a range of base and wall mounted units with co-ordinating work surfaces, incorporating a sink and drainer, integrated appliances and completed with downlighters.

A carpeted staircase leads to the upper floor landing which is flooded with natural light by the quirky porthole window which is a lovely feature to this space. Upstairs, there are two excellent sized double bedrooms, both of which benefit from built in wardrobes. There is a further good sized third bedroom which would be an ideal children's bedroom / nursery or home office which it is currently utilised as. Completing the accommodation is a cupboard in the hallway, hatch providing access to the floored loft with ramsay ladder and light and the family bathroom which is fitted with a three piece suite with shower over the bath.



Bedroom



Bedroom



Bedroom



Bathroom

Externally, a lock block driveway to the front provides off street car parking and leads to the single garage which is equipped with power and light. The front garden is mainly laid to lawn and a gate to the side leads to the fully enclosed rear garden which is low maintenance, laid in paved patio and chuckies for ease. The garden enjoys a high degree of privacy and the shed is to remain as part of the sale. A path from the property takes you directly to Danestone Primary School which is ideal for those with young children.

Internal viewing is highly recommended in order to fully appreciate the standard of accommodation on offer.

Accommodation

Lounge	12'8" x 16'11"	3.86m x 5.16m
Dining Room	7'11" x 11'2"	2.41m x 3.4m
Kitchen	7'7" x 11'2"	2.31m x 3.4m
Garage	9'0" x 19'1"	2.74m x 5.82m
Bedroom	9'7" x 13'7"	2.92m x 4.14m
Bedroom	9'8" x 9'5"	2.95m x 2.87m
Bedroom / Study	7'3" x 10'3"	2.21m x 3.12m
Bathroom	6'5" x 6'3"	1.96m x 1.91m



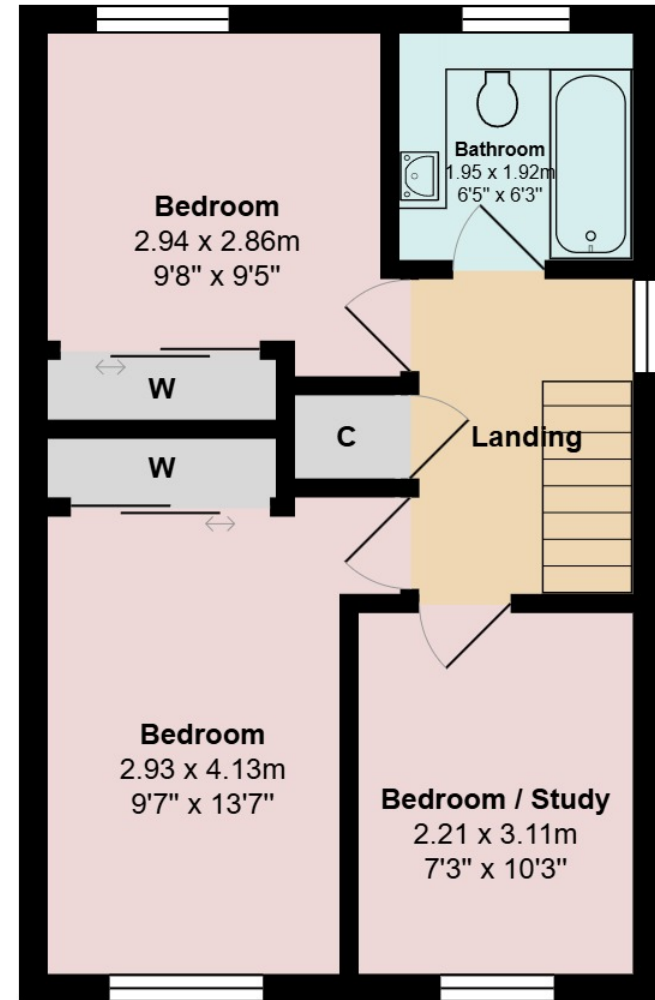
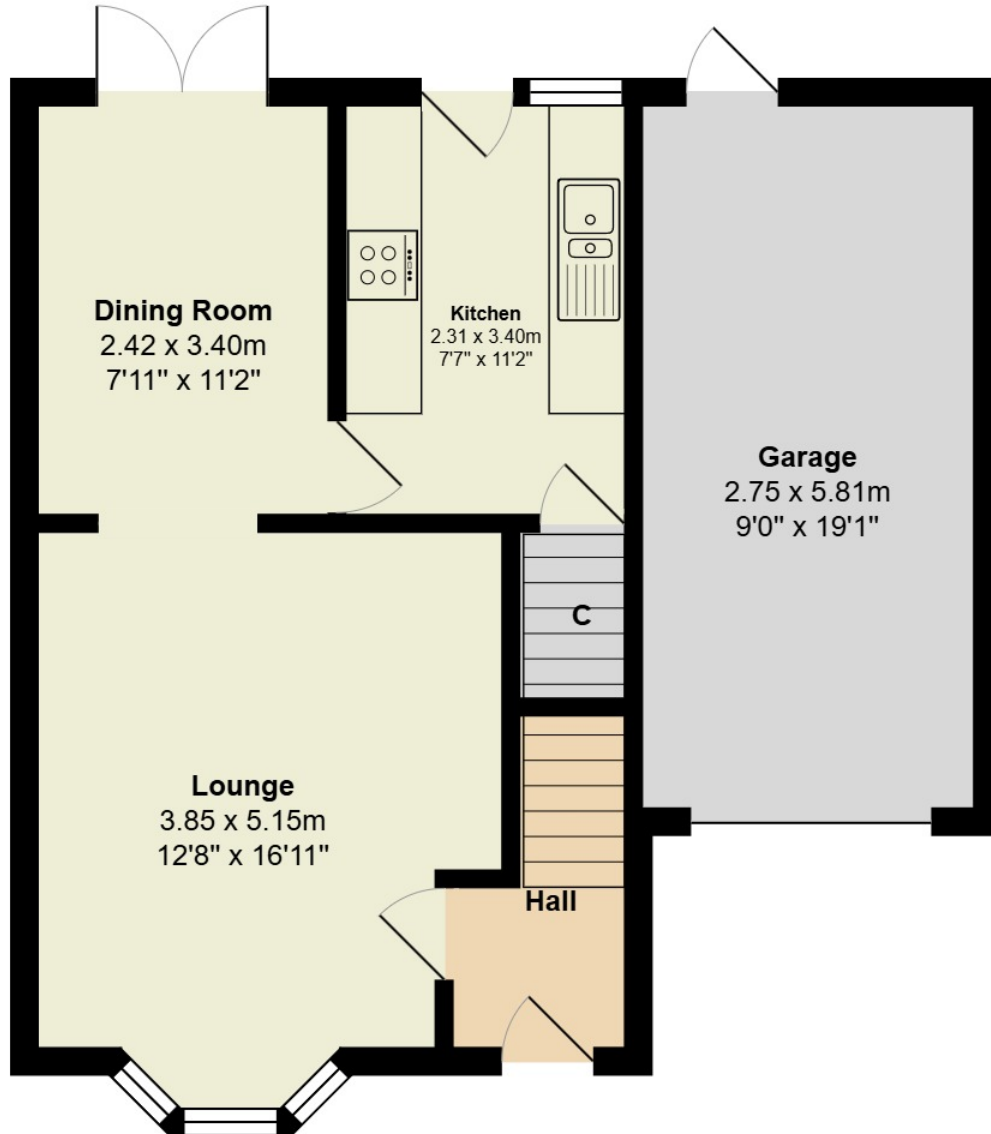
Rear Garden



Rear Garden

Floorplan

6 Wallacebrae Gardens



Directions

From the Haudagain Roundabout exit onto Mugiemoor 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. Take the first opening on the right into Wallacebrae Terrace. Wallacebrae Gardens is the fourth exit on the right.

Location

Danestone 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. A wide range of hotels/pubs and shops are available locally and there is an active social and recreational life with facilities ranging from a Swimming Pool, Playing Fields and an 18 Hole Golf Course to a Sports Complex which offers numerous activities. The area also has numerous clubs and associations. Danestone 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. The property is also situated in close proximity to the AWPR.

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.

Arrange a viewing

Viewing By appointment telephone 07399 259607 or 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

lcea.com