



**16 Fairview Manor,**  
Danestone, Aberdeen, AB22 8ZY

Offers over **£280,000**

**ledingham  
chalmers**  
estate agency



Lounge / Diner



Lounge / Diner



Kitchen / Diner

## Four bedroom detached dwellinghouse with garage

- Driveway providing off street parking for a few cars
- Single Garage with up and over door
- Open plan Lounge / Dining Room with dual aspect
- Stylish gloss Kitchen with breakfast bar for informal dining
- Fantastic Study which could also be an ideal kids playroom
- Four good sized Bedrooms with fitted storage



Four beds.



One bathroom.



Two public rooms.

**Ideally located in a quiet cul-de-sac in the popular suburb of Danestone, we are delighted to offer for sale this generous four bedroom detached family home.**

The property offers spacious accommodation throughout and is an ideal purchase for the discerning home buyer looking for a fantastic family home.

Upon entering the property, a bright and welcoming hallway, decorated in neutral tones gives access to the ground floor accommodation. The hall provides access to a conveniently placed cloakroom toilet.

The expansive lounge/diner enjoys a enviable dual aspect over both the rear and front of the property, and enjoys neutral décor with feature wall, fireplace and laminate flooring. With extensive space for dining furniture, this is an ideal room for the family to relax and entertain. There are sliding patio doors which leads out to the rear garden.

The charming kitchen has a fabulous light and airy feel, and is finished with a range of white gloss base and wall units with contrasting work tops, tiled splash back and a range of appliances. For informal dining there is a breakfast bar which can seat up to four people.

In addition there is a fantastic study which would equally make a good kids playroom out with the formal lounge.



Study



Bedroom



Bedroom



Bedroom

The upper floor has a bright landing and gives access to all upper accommodation, offering access via hatch to the loft space above.

There are four sizeable double bedroom on the upper floor. Two rooms overlook the front of the property, with the other two enjoying a peaceful and quiet aspect to the rear. All rooms enjoy built-in wardrobes providing exceptional storage.

Completing the upper accommodation is the fully tiled bathroom, complete with walk-in shower cubicle, WC and wash hand basin and separate bath.

Externally, the front garden is low maintenance, laid in chippings with shrubs and plants adding a pop of colour to the space. A driveway to the side providing off street parking for a few cars and leads to the single garage.

To the rear, the garden is fully enclosed and mostly laid in lawn.

Early viewing is highly recommended.

## Accommodation

Lounge / Diner	12'6" x 26'1"	3.81m x 7.95m
Kitchen / Diner	11'11" x 12'7"	3.63m x 3.84m
Study	4'11" x 8'6"	1.5m x 2.59m
Garage	11'5" x 16'11"	3.48m x 5.16m
Bedroom	12'9" x 12'4"	3.89m x 3.76m
Bedroom	9'3" x 13'2"	2.82m x 4.01m
Bedroom	9'2" x 9'9"	2.79m x 2.97m
Bedroom	8'6" x 12'4"	2.59m x 3.76m
Bathroom	6'2" x 13'2"	1.88m x 4.01m



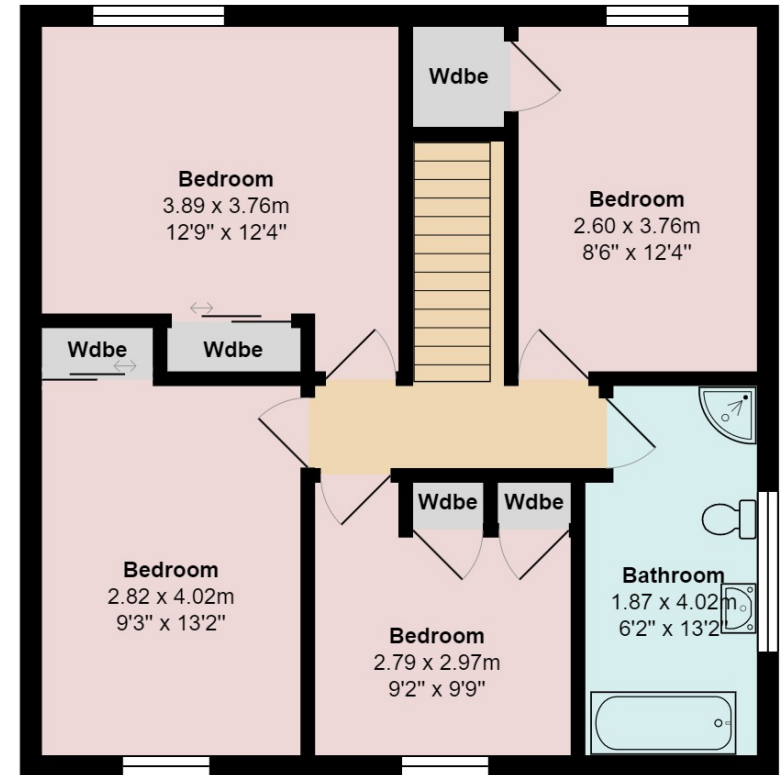
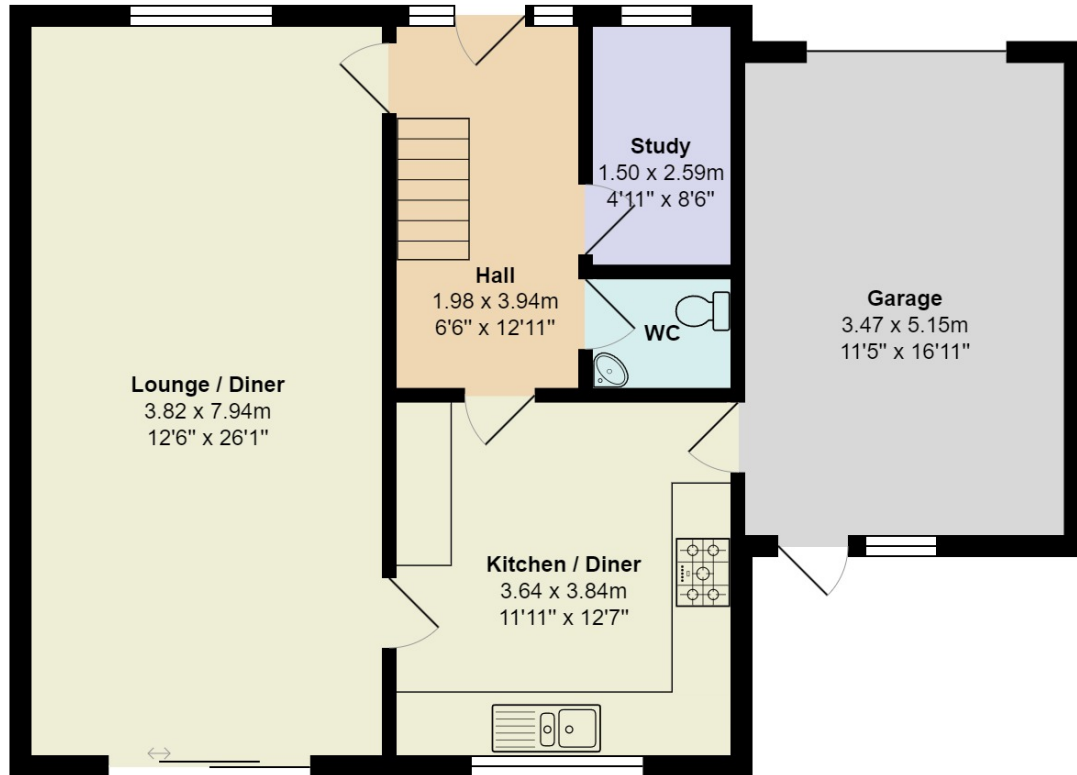
Bathroom



Rear Garden

# Floorplan

## 16 Fairview Manor



## Directions

Travel North along North Anderson Drive and straight ahead at the Haudigan roundabout, travel over the Persley bridge and turn right at the Tesco roundabout. Continue along Laurel Drive and take the 3rd left onto Fairview Brae and then the second left into Fairview Manor.

## 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. 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.

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 07882 960756 or 07738 118700 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
[property@ledinghamchalmers.com](mailto:property@ledinghamchalmers.com)

[lcea.com](http://lcea.com)