



43 Fairview Circle,
Danestone, Aberdeen, AB22 8ZQ

**ledingham
chalmers**
estate agency



Kitchen



Lounge

**43 Fairview Circle,
Danestone, Aberdeen, AB22 8ZQ**

Two bedroom self-contained upper flat

- Spacious two bedroom flat on the upper floor
- Stylish Kitchen with ample storage space
- Generous Lounge with front facing aspect
- Two well proportioned Double Bedrooms
- Ample storage facilities throughout
- Residents Car Park



Two beds.



One bathroom.



One public room.

Offering spacious accommodation which has been modernised throughout, we are delighted to offer for sale this two bedroom self contained upper floor flat, located within the popular residential area of Danestone.

Close to a range of local amenities including a primary school and secondary school, the property is also ideally located for access to Bridge of Don / Dyce Industrial Estates, Aberdeen Airport, Aberdeen City Centre and bus routes are readily accessible. Served by electric heating and double glazing, this property also benefits from excellent storage facilities.

Enjoying a front facing aspect, the particularly bright and airy lounge features neutral decor complemented by laminate wood flooring and provides ample space for lounge furniture and leads to the kitchen which is fitted with contemporary base and wall units with co-ordinating work surfaces and matching splash back above. A door from the lounge leads through to the hallway which provides access to two generous double bedrooms, both with an open outlook and boasting fantastic storage via the built-in wardrobes. The bathroom is fitted with a three-piece suite incorporating a shower over the bath.

Outside, the property is set within well maintained grounds with the resident's car park and drying green to the side.

Internal viewing is a must to appreciate the quality of accommodation on offer.



Bedroom



Bedroom

Accommodation and plans

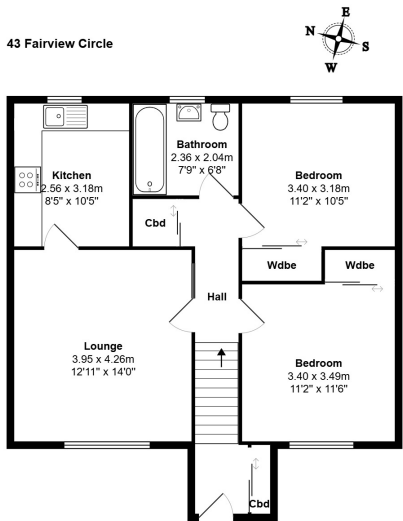
Lounge	12'11" x 14'0"	3.94m x 4.27m
Kitchen	8'5" x 10'5"	2.57m x 3.18m
Bathroom	7'9" x 6'8"	2.36m x 2.03m
Bedroom	11'2" x 11'6"	3.4m x 3.51m
Bedroom	11'2" x 10'5"	3.4m x 3.18m

Directions

Travelling towards Bridge of Don from Aberdeen, cross the River Don at the Persley Bridge and turn right at the first roundabout, passing Tesco on the left. A short distance after that, turn left into Fairview Street and second left into Fairview Circle. Take an immediate right and number 43 is located ahead on the left hand side as indicated by our For Sale sign.

Location

Fairview Circle is situated at Danestone, an area well served by local shops including a Tesco Superstore at Danestone and an Asda Superstore at nearby Bridge of Don, with Primary Schooling at Danestone and Secondary Education at Bridge of Don. Most parts of Aberdeen City are readily accessible by a variety of arterial routes with The Parkway and Aberdeen Ring Road being located nearby, with the location also being convenient for the Airport and the oil-related offices at Bridge of Don and Dyce. The area is also well served by some local sporting and recreational attractions and the opportunity to enjoy walks along the banks of the River Don and forest walks all within the area.



Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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

Tel: 01224 632500

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.