



30 Fairview Avenue,
Danestone, Aberdeen, AB22 8ZA

Offers over **£140,000**

**ledingham
chalmers**
estate agency



Kitchen



Lounge

**30 Fairview Avenue,
Danestone, Aberdeen, AB22 8ZA**

Two bedroom semi-detached bungalow

- Driveway to side providing ample off street parking
- Low maintenance Garden to front
- Sizeable Garden to rear with summerhouse and shed
- Two well proportioned Bedrooms to the rear
- Bright and airy Kitchen and Lounge with front aspect
- All kitchen appliances included within the sale



Two beds.



One bathroom.



One public room.

Enjoying a quiet position within the popular area of Danestone, we are delighted to offer for sale this two bedroom semi detached bungalow with low maintenance gardens to front and rear.

Enjoying the comforts of electric heating and double glazing, the property offers spacious accommodation with ample built-in storage facilities. With attractive gardens to the front and rear together with a large driveway, this lovely bungalow has been well maintained and presents as the perfect home for a first-time buyer or for those looking to downsize.

Internally the accommodation comprises of a bright and airy hallway which boasts a handy built-in storage cupboard and leads to all accommodation. The lounge enjoys a pleasant outlook to the front and is a good size, providing ample space for a variety of both living and dining furniture. Located off the lounge, the kitchen is well equipped and fitted with a range of base and wall units with co-ordinating work surfaces, sink and drainer and tiled splashback behind. There are a range of freestanding kitchen appliances, all of which are to be included as part of the sale. There are two well proportioned bedrooms, both enjoying a quiet aspect to the rear and outlook over the garden. Both rooms are of good size with one of the rooms boasting fantastic storage via the double built-in wardrobe. The shower room is part tiled and fitted with a shower enclosure, WC and wash hand basin.

The property enjoys a well maintained front garden which is very low maintenance, laid in artificial lawn with a lock block driveway to the side providing ample off street parking. There is a sizeable garden to the rear which is mostly laid in lawn with a small patio area adjoined to the fantastic summerhouse and a further shed which is to be included as part of the sale.



Bedroom



Rear Garden

Accommodation and plans

Lounge	15'8" x 10'5"	4.78m x 3.18m
Kitchen	9'10" x 6'11"	3m x 2.11m
Shower Room	5'6" x 6'11"	1.68m x 2.11m
Bedroom	8'7" x 9'9"	2.62m x 2.97m
Bedroom	9'9" x 8'10"	2.97m x 2.69m

Directions

Travelling north along Anderson Drive, continue straight through at the Haudagain roundabout turning right at the bottom of the hill and after crossing the Don, right again into Laurel Drive. Thereafter turn left into Fairview Street and third left into Fairview Road. Thereafter turn first right into Fairview Avenue and number 30 is immediately on the left.

Location

Danestone is a popular suburb of Aberdeen linked to the City by a good commuter road and via the Parkway and Aberdeen Ring Road, most parts of the City are readily accessible. Danestone itself is well served by public transport facilities and shopping facilities including a Tesco Superstore. The location is also extremely convenient for the Airport and the oil related offices at both Bridge of Don and Dyce.

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.

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