

**31 Wallacebrae Wynd,
Danestone, Aberdeen, AB22 8YD**


**Price Over
£125,000**

ASPC ref : 353590

 1  1  1 40 m² EPC **D** Council Tax Band **B**

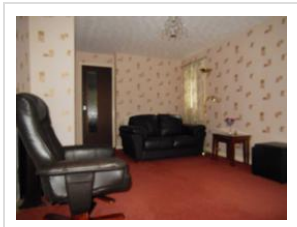


Arrange a viewing

 **01224 585585**
(Campbell Connon)

Campbell Connon
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Aberdeen
AB10 1YF

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Property features:

 Central heating	 Garden	 Parking
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SELF CONTAINED ONE BEDROOM LOWER FLAT, IDEAL FOR FIRST HOME OR RETIREMENT WITH ALLOCATED PARKING

Danestone is a popular residential area to the north of Aberdeen City Centre, where there is easy access to the City itself and to the oil related businesses at Bridge of Don, Dyce and around Aberdeen International Airport. There are local shopping facilities with the Tesco Superstore at Danestone and the Asda Superstore at Bridge of Don. The area also has a range of local shopping facilities, Nursery and Primary Schools, a Health Centre and Community Centre. With gas central heating and double glazing, the accommodation comprises entrance vestibule, large lounge/diningroom, inner hall (with good storage), south facing double bedroom, kitchen and showerroom. There is a small walled area of garden at the front and side of the property, store and, at the back, fully enclosed south facing garden laid in concrete slabs. There is an allocated parking space in the car park situated nearby. The price includes all carpets and other floor coverings, curtains, blinds and integrated appliances. The furniture remaining in the flat is available at no additional cost.

ACCOMMODATION:- VESTIBULE; LOUNGE/DININGROOM; INNER HALL; DOUBLE BEDROOM; FITTED KITCHEN; and SHOWER ROOM.

OUTSIDE: GARDEN AREAS TO FRONT and REAR. EXTERNAL STORE. ALLOCATED PARKING SPACE.

EPC RATING: BAND D

COUNCIL TAX: BAND B

HOW TO GET THERE Cross the River Don at the Persley Bridge and at the first roundabout take the first exit into Laurel Drive. After the Tesco Superstore turn left into Fairview Street and the entrance to Wallacebrae Wynd is on the right hand side.

GENERAL Danestone is a popular established residential area on the north side of the City and provides access to the City itself and to the oil related businesses at Bridge of Don, Dyce and around Aberdeen International Airport. All necessary amenities are within easy reach, including shopping facilities throughout the Tesco Superstore at Danestone and the Asda Superstore at Bridge of Don. There are local shops through the area, Nursery and Primary Schools, and secondary education is at ?

VESTIBULE (4' 4" x 3' 2") Entered by PVCu door. Electric meter cupboard. Coat hooks.

LOUNGE/DININGROOM (15' 5" x 11') With picture window to the front and additional window to the side. Vertical blinds. Radiator. The part glazed door from the lounge leads to the -

INNER HALL With two shelved storage cupboards. From the inner hall, there is access to -

DOUBLE BEDROOM (11' 3" x 8' 10") A south facing room with double fitted wardrobe with mirrored doors; radiator.

FITTED KITCHEN (11' 1" x 5' 11") Fitted with light beech fronted floor and wall units with dark granite effect worktop incorporating stainless steel sink with single drainer and mixer tap. The integrated appliances comprise hob and oven with extractor hood, washer/drier and freestanding fridge/freezer; radiator. Access to back garden.

SHOWER ROOM (6' 4" x 5' 6") With all walls fitted with Aquapanelling. White WC, washhand basin and corner shower cabinet with electric shower. Laminate flooring. Pine bathroom cabinet. Radiator.

OUTSIDE Easily maintained walled front garden in grass extending along the side of the property. External store. Enclosed south facing back garden laid in concrete slabs. The back garden adjoins a large grassed amenity area and has open views to the south over the City. Allocated parking space in the car park situated nearby.

NOTES All moveable items including electrical, gas and mechanical appliances included in the price are sold "as seen". While the Sellers believe them to be in reasonable working order, their condition is not warranted and will not be warranted in any sale and purchase contract to follow. None of the services in the property have been tested by us and no warranty is given by us with regard to their condition or suitability for their intended use.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/353590/31-Wallacebrae-Wynd/Aberdeen/>

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