

**15 Fairview Road,**  
Danestone, Aberdeen, AB22 8ZG

Fixed Price  
**£160,000**

**Under offer**

 **2**  **1**  **1**   **49 m<sup>2</sup>** EPC **C** Council Tax Band **D**



**Contact Solicitor**

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**Features**  Garage  Garden

**Description**

We are delighted to offer for sale this immaculate two bedroom **end terraced dwellinghouse** situated in the popular and sought after area of Danestone. Situated in a quiet location the property enjoys the benefits of gas fired central heating and double glazing. The homely property features neutral décor throughout and is ready to move into with the minimum of inconvenience. Viewing of this property is highly recommended to appreciate the accommodation on offer.

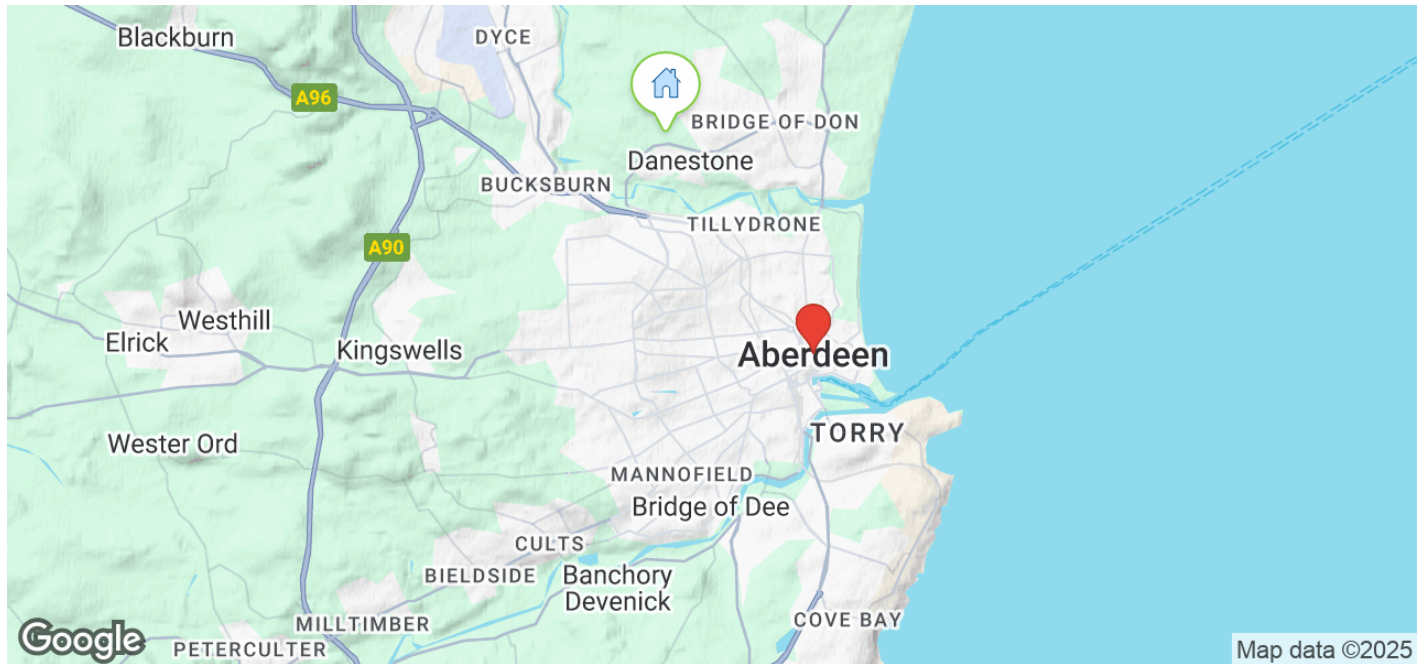
**The accommodation comprises:** Vestibule, Hallway, Lounge, Kitchen, Two double bedrooms and Bathroom.

**Location** Danestone is a popular residential suburb lying to the north of the City and is well served by a variety of shops at the Braehead Shopping Centre with the Tesco superstore also close by. A wide range of recreational facilities including a swimming pool, 18 hole golf course and sports complex

together with excellent Primary and Secondary Schools are all within easy reach. The property is ideally located for the Industrial Estates at Dyce and Bridge of Don with Aberdeen Airport also close at hand. There is also excellent public transport facilities to the City Centre.

## Directions

From the Haudagain roundabout turn into Muggiemoss Road and turn right over the bridge onto the Parkway. At the first roundabout turn right into Laurel Drive then turn left into Fairview Street. Follow the road round taking the third left into Fairview Road. The property is on the right hand side some distance along.



## Accommodation comprises

**Vestibule:** Entered via a solid wood door with glazed panel. Central light fitting. Coat hooks. An internal door gives access to the hallway.

**Hallway:** Provides access to most of the accommodation with a cupboard providing welcome storage. Hatch with ramsey ladder to partly floored loft. Carpet. Central light fitting. Radiator. Smoke alarm.

**Lounge:** 4.82m x 3.20m (15'10" x 10'6") approx. Good sized lounge with a large window overlooking the front of the property. Carpet. Vertical blinds. Central light fitting. Radiator. Telephone and TV points. Door to kitchen.

**Kitchen:** 2.99m x 2.10m (9'10" x 6'11") approx. Accessed from the lounge the kitchen is fitted with an excellent range of real oak base and wall units with co-ordinating Corian work surfaces. Breakfast bar. Built in electric oven and ceramic hob with extractor hood above. Integrated fridge. Washing machine. Stainless steel sink. Linen cupboard housing the combi boiler. Window overlooking the rear garden. Amtico tiled flooring. Roller blind. Recessed spotlights.

**Bedroom one:** 2.97m x 2.69m (9'9" x 8'10") approx. A lovely presented double with window overlooking the rear garden. Large walk in wardrobe with hanging rail and shelf above. Carpet. Roller blind. Central light fitting. Radiator.

**Bedroom two:** 2.97m x 2.64m (9'9" x 8'8") approx. at widest point. Second double again with window to the rear. Roller blind. Carpet. Central light fitting. Radiator. Built in wardrobe with sliding mirrored

doors.

**Bathroom:** 2.10m x 1.67m (6'11" x 5'6") approx. Fitted with w.c and wash hand basin set in an oak vanity unit. Bath with overhead shower, aqua panelling and glass shower screen. Amtico tiled flooring. Opaque window to the side. Chrome heated towel ladder. Central light fitting. Radiator.

### **(Outside)**

The front garden has been designed with lock bloc and chuckies for easy maintenance. The driveway with parking for several cars leads to the single garage. A wrought Iron gate from the side of the property leads to the fully enclosed, south facing garden. Patio areas with beds with mature and bushes. Rotary drier and garden shed.

Single detached garage is fitted with an up and over door and has light and power.

### **(Other information)**

All carpets, floor coverings, blinds, integrated fridge and washing machine are included in the sale.

#### **View this property here**

<https://www.aspc.co.uk/search/property/341224/15-Fairview-Road/Aberdeen/>

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