

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

Fixed Price  
**£50,000**

**Under offer**

 1  1  1   40 m<sup>2</sup> EPC **D** Council Tax Band **B**



## Contact Solicitor

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Coming soon



Coming soon



Coming soon

## Features



Garden



Off street parking

## Description

This **self-contained ground floor flat** in Danestone would make an ideal project for someone looking to carry out a complete refurbishment.

Benefitting from gas central heating and double glazing throughout this property also benefits from it's own garden and allocated parking space nearby.

The accommodation comprises vestibule; lounge; double bedroom; kitchen and shower room. Please note, all rooms will require refurbishment due to previous flood damage.

All carpets/floor coverings and furniture have been removed from the property.

**Location** 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.

## Directions

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.



## Accommodation comprises

Vestibule 1.32m x 0.96m (4'4" x 3'2") approx.

Lounge/ Diningroom 4.69m x 3.35m (15'5" x 11') approx.

Double Bedroom 3.42m x 2.69m (11'3" x 8'10") approx.

Fitted Kitchen 3.78m x 1.80m (11'1" x 5'11") approx.

Shower Room 1.93m x 1.67m (6'4" x 5'6") approx.

### (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.

## View this property here

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

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