

31 Fairview Road,
Danestone, Aberdeen, AB22 8ZG

Fixed Price
£167,000

Under offer

 **2**  **1**  **1**   **49 m²** EPC **E** Council Tax Band **D**



Contact Seller

Mr Begg
07825 585112

Contact Solicitor

Stewart & Watson
21 Market Square
Oldmeldrum
AB51 0AA

01651-872314

oldmeldrum.property@stewartwatson.co.uk

<http://www.stewartwatson.co.uk>



Features



Garden

Description

2 Bedroom Semi-Detached Bungalow

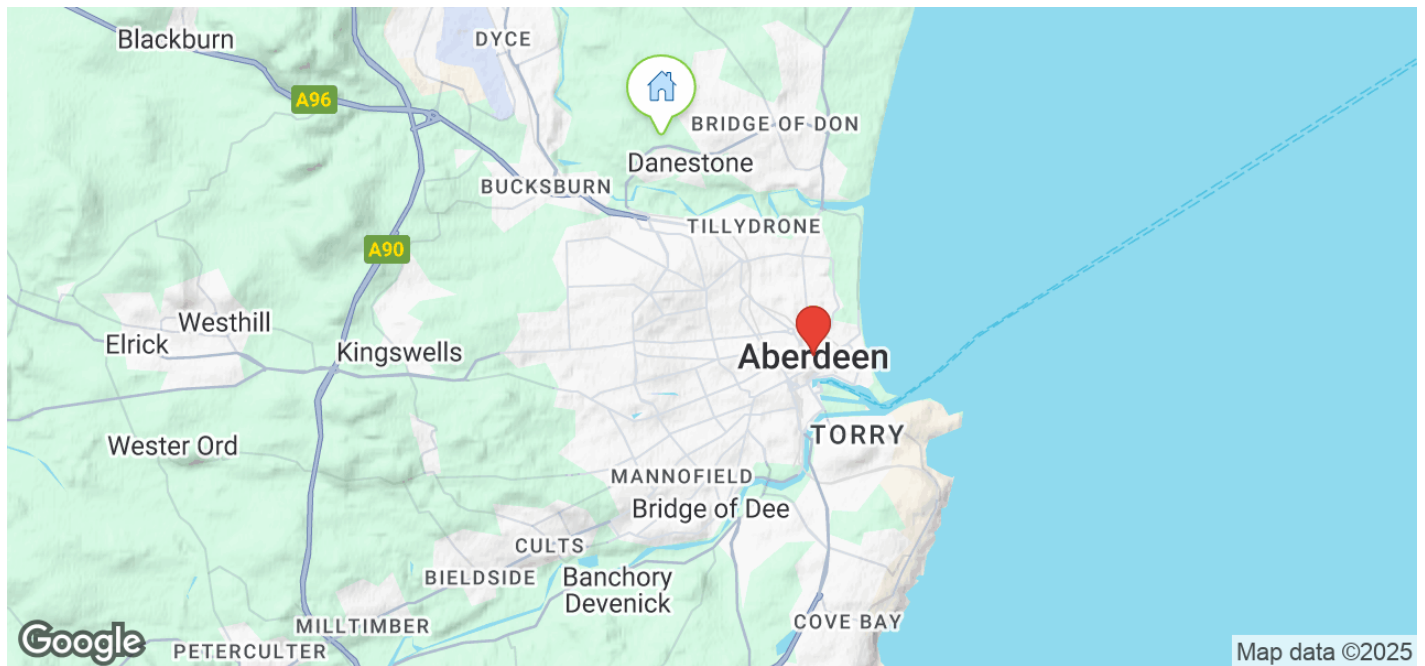
Lounge & Kitchen. 2 Bedrooms & Bathroom. DG & Electric Heating. Enclosed Rear Garden. Good Commuter Base.

Situated in a popular residential area in Bridge of Don close to local amenities and both primary and secondary schools, we offer for sale this 2 bedroom semi-detached dwelling house. Bridge of Don is an ideal commuter base for Aberdeen City Centre, Aberdeen Airport and Dyce which has rail links to both Aberdeen and Inverness. The property benefits from double glazing and electric heating. The accommodation comprises lounge, kitchen, 2 bedrooms and a bathroom. Fully enclosed rear garden with stone built outbuilding. Space at side of property for the erection of a garage. Ideal commuter base.

Location Bridge of Don is a popular residential suburb lying to the north of Aberdeen City and has an excellent range of primary and secondary schooling facilities and a wide range of hotels, pubs and shops. There are many social and recreational facilities ranging from swimming pool, playing fields and an 18 hole golf course and a sports complex with further numerous activities. Accessible bus routes are within walking distance.

Directions

From Aberdeen take the A90 Ellon road. Turn left at the Aberdeen Exhibition Centre along the Parkway. At the second roundabout turn left at signpost Danestone. Take the first right into Fairview Street, take the 4th turn on the right, past the school and hall into Fairview Road. Number 31 is a short distance along on the left hand side.



Accommodation comprises

Entrance Hall : Entrance vestibule with laminate flooring and door leading to inner hallway. Inner hallway gives access to lounge, bedrooms and bathroom. Shelved cupboard. Fitted carpet.

Lounge: 4.80m x 3.19m (15' 8" x 10' 5") approx. Located to the front of the property with picture window. Door leading to the kitchen. TV and telephone point. Fitted carpet.

Kitchen: 2.98m x 2.10m (9' 8" x 6' 9") approx. The kitchen is fitted with a range of base and eye level units with black worktops, splash backs and a stainless steel sink. Integrated electric oven, ceramic hob and microwave. The washing machine will be left as part of the sale. Airing cupboard. Laminate flooring.

Bedroom 1: 2.95m x 2.68m (9' 7" x 8' 8") approx. Double bedroom with ample space for free standing furniture. TV point. Fitted carpet.

Bedroom 2: 2.98m x 2.68m (9' 8" x 8' 8") approx. Double bedroom fitted with double wardrobes. Space for free standing furniture. Fitted carpet.

Bathroom: 2.07m x 1.67m (6' 8" x 5' 5") approx. Recently refurbished bathroom fitted with 3 piece white suite, comprising of P-shaped bath with shower over and shower screen, WC and wash hand basin fitted within a vanity unit. Aqua panelled walls. Laminate flooring and heated towel rail.

(Outside)

Easy maintained front garden with shrubs. Tarred driveway providing off street parking and paved footpath to the door at the side of the property with small grass area. Ample space for the erection of a garage. Fully enclosed rear garden mainly laid in grass with paved patio area and shrubs. Wooden garden shed. Stone built outbuilding.

(Other Information)

Mains water, electricity and drainage. Electric heating. The usual heritable fixtures and fittings are included in the sale price. All floor coverings, light fittings, curtains and blinds will remain.

View this property here

<https://www.aspc.co.uk/search/property/357986/31-Fairview-Road/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.