

**61 Fairview Circle,**  
Danestone, Aberdeen, AB22 8ZQ

Price Over  
**£170,000**

 **3**  **1**  **1**   **70 m<sup>2</sup>** EPC **D** Council Tax Band **D**



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**Features**  Garden

**Description**

Situated in the popular residential suburb of Danestone within a short distance of the city centre and perfectly located for easy access to the oil related offices in both Bridge of Don and Dyce, we are delighted to offer for sale this **THREE BEDROOM TERRACED DWELLINGHOUSE**. This bright and attractive property makes an ideal family home and benefits from double glazing, electric storage heating, security alarm system and exclusive parking space.

**The tastefully decorated accommodation consists of:** Hallway with stairs to the upper floor, attractive Lounge and superb, very well fitted Dining Kitchen with patio doors to the rear of the property. Upstairs there are two delightful Double Bedrooms, a Single Bedroom and Bathroom with shower.

**Location** Danestone is a very popular area lying to the north of the city. There is an excellent choice of Primary Schools and Secondary Education is provided at nearby Oldmachar and Bridge of Don Academies. A wide range of hotels/pubs and shops are available locally including the nearby Asda and the Tesco 24 hour Superstore. Recreational activities include a swimming pool, playing fields an 18

hole golf course and bowling. Danestone is well served by public transport and the city centre is within easy commuting distance.

## Directions

Travel north on North Anderson Drive. Proceed straight ahead at the Haudagain roundabout to Mugiemoss and take the second exit at the next roundabout. Cross the bridge over the River Don and take the third exit at the next roundabout. Travel along Laurel Drive and a short distance after Tesco, turn left into Fairview Street and then left into Fairview Circle. Turn left at the road junction and No 61 is situated on the right hand side.



## Accommodation comprises

### (Ground Floor)

**Hallway:** A solid hardwood door with glazed panel gives access to hallway with staircase to first floor. Low level meter cupboard. Security alarm control. Tiled floor.

**Lounge:** 4.97m x 3.42m (16'4 x 11'3) approx. Spacious, attractive lounge with large picture window overlooking the front garden. Wall mounted television set above decorative wood effect wall plate with built-in speaker. Large understair walk-in cupboard. Laminate flooring. Solid wood doors.

**Dining Kitchen:** 4.44m x 2.64m (14'7 x 8'8) approx. A stylish kitchen fitted with a wide range of maple effect base and eye level units including display cabinets and cabinet with roller shutter, with contrasting marble effect worktops housing stainless steel 1.5 bowl sink with mixer tap and drainer. Fitted solid oak chopping board situated over a stainless steel carousel storage cupboard. "Charcoal" splashbacks. Under unit lighting. Space for free standing cooker with stainless steel splashback and illuminated stainless steel chimney style extractor fan. Built-in microwave. Plumbed for automatic washing machine and dishwasher. Ample space for dining furniture. Halogen downlights. Tiled flooring. Patio door to rear garden.

NB All white goods to remain.

### (First Floor)

**Upper Hallway:** A carpeted staircase leads to the upper hallway with hatch access to partially floored loft.

**Double Bedroom 1:** 4.29m x 2.26m (14'1 x 7'5) approx. Good sized bedroom the front of the property with deep double wardrobe with mirrored doors, hanging rail and shelf providing excellent storage. Laminate flooring.

**Double Bedroom 2:** 3.42m x 2.48m (11'3 x 8'2) approx. A further well proportioned bedroom to the rear with window overlooking the garden. Laminate flooring.

**Single Bedroom 3:** 3.17m x 2.05m (10'5 X 6'9) approx. To the front with space for free standing furniture. Laminate flooring.

**Bathroom:** Fitted with a three piece coloured suite with "Mira" mains shower over the bath with glazed screen. Fitted storage unit with shelving and illuminated mirror. Extensive tiling around bath area. Wood panelled to dado height. Tiled floor. Extractor fan.

### **(Outside)**

The front garden is bordered by a neat hedge and is laid to lawn with a barked flower bed under the window and pathway leading to the property. The rear garden benefits from a raised decked area with balustrades and a further patio area, ideal for outdoor entertaining. Exclusive parking space in car park. NB Garden shed to remain.

### **(Other Information)**

All the carpets, curtains, blinds and light fittings will remain along with the white goods in the kitchen.

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

<https://www.aspc.co.uk/search/property/358660/61-Fairview-Circle/Aberdeen/>

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