

**33 DANESTONE PLACE
BRIDGE OF DON
ABERDEEN, AB23 8JD**



**SITUATED IN A POPULAR ESTABLISHED RESIDENTIAL AREA THIS
THREE BEDROOM MID TERRACED DWELLINGHOUSE OFFERS
WELL PROPORTIONED ACCOMMODATION THROUGHOUT AND
WOULD MAKE AN EXCELLENT FAMILY PURCHASE**

Accommodation:- Entrance Porch, Hallway, bright and spacious Lounge with archway to Dining Room, Dining Kitchen with various integrated and freestanding appliances all of which are to remain, Rear Vestibule. (First Floor) – Upper Hallway, Three good sized Double Bedrooms each with built in storage and Bathroom with three piece suite and fitted shower. Gas Central Heating. Double Glazing. Alarm System. Gardens to Front and Rear. Lockblock Driveway.

OFFERS OVER £162,500

VIEWING BY ARRANGEMENT WITH SELLING AGENTS

DESCRIPTION

Enjoying a quiet location in the popular suburb of Bridge of Don, we are delighted to present for sale this **THREE BEDROOM MID TERRACED DWELLINGHOUSE** which offers spacious accommodation over two floors. Amongst its added features the property enjoys the benefits of Gas Central Heating, Double Glazing, a spacious Lounge/Dining Room on semi open plan, a fully fitted Kitchen with Breakfast Bar for informal dining, Three excellent sized Double Bedrooms and Bathroom with three piece suite. Outside there is a neat Garden to the front laid out in paved patio and a split level garden to rear which is fully enclosed creating an ideal child safe environment and a Lockblock Driveway provides off street parking for one car. In addition all carpets and other floor coverings, curtains, blinds and light fitments are to be included in the price.

Bridge of Don is a popular expanding residential suburb of Aberdeen linked to the City by good commuter roads. The area is well served by local shops including an Asda Superstore at Bridge of Don and Tesco Superstore at Danestone and by public transport facilities. A wide range of sporting and recreational attractions are available in the area and the location is also extremely convenient for the Airport and the oil related offices at both Bridge of Don and Dyce.

DIRECTIONS

From the east end of Union Street turn onto King Street. Continue down the length of King Street over the Bridge of Don and turn first left at the traffic lights onto Balgownie Road, continue along Balgownie Road taking the third exit into Danestone Terrace. Take the first right into Danestone Place and Number 33 is located some distance ahead on the left hand side.

THE ACCOMMODATION, ON TWO FLOORS, COMPRISES:-

(GROUND FLOOR)

ENTRANCE PORCH:

A hardwood exterior door with glazed panel gives access to the Porch which is laid with laminate wood flooring and an internal door leads to the Hallway, large wall mirror.

HALLWAY/

HALLWAY:



The Hallway gives access to all downstairs accommodation and a carpeted staircase leads to the upper floor, telephone point, dado rail, coat hooks, meter cupboard.

LOUNGE:



16'3" x 11'3" approx. Exceptionally bright and spacious Lounge enjoying an outlook to the front of the property with a focal point of this room being the fitted gas fire with marble hearth. TV point, telephone point.

DINING ROOM/



DINING ROOM:

10'1" x 8'2" approx. Located through an archway from the lounge, the Dining Room has a window to the rear, central light fitting, fitted carpet.

DINING KITCHEN:



11'9" x 9'7" approx. Well equipped Kitchen comprising a range of base and wall units with co-ordinating work surfaces with splashback tiling behind and Asterite sink unit inset. The units further incorporate a built in **Four Ring Ceramic Hob** with **Electric Oven** below and concealed **Extractor** above, freestanding **Dishwasher**, **Washing Machine**, **Tumble Dryer** and **Fridge/Freezer** all of which are to remain, **Breakfast Bar** with four stools suitable for informal dining, open wine rack, glass storage/display units, cupboard housing central heating boiler, door to Rear Vestibule.

REAR VESTIBULE:

The Rear Vestibule is laid with laminate flooring and a door provides access to the Rear Garden, coat hooks.

(FIRST FLOOR)

HALLWAY/

HALLWAY:

A carpeted staircase leads to the Upper Hallway which gives access to all remaining accommodation, access hatch to Loft, smoke alarm, panel for alarm system.

DOUBLE BEDROOM:



13'6" x 9'8" approx. Exceptionally spacious Double Bedroom with two windows to the front of the property allowing ample natural light into the room, built-in wardrobes providing shelf and hanging space with three sliding mirror doors, TV point and telephone point, quality fitted carpet.

DOUBLE BEDROOM:



12'4" x 9'8" approx. Well proportioned Double Bedroom with a window to the front with triple wardrobes providing ample shelf and hanging space with sliding mirror doors, quality fitted carpet.

DOUBLE BEDROOM/

DOUBLE BEDROOM:



10'6" x 9'5" approx. Further Double Bedroom this time to the rear of the property with a range of fitted furniture comprising drawer units, overhead storage, double wardrobe with shelf and hanging rail and sliding mirror doors, central light fitment.

BATHROOM:



Fully tiled Bathroom fitted with a three piece suite comprising w.c., w.h.b., and bath with shower fitted above, shower rail and curtain, vinyl flooring, usual small fitments.

GENERAL:

Included in the sale price are all floor coverings, curtains and light fitments throughout together with the white goods in the Kitchen.

(OUTSIDE)

FRONT GARDEN:

Front Garden laid out in paved patio for easy maintenance with borders of plants and shrubs.

DRIVEWAY:

Lockblock Driveway providing parking area for one car.

REAR GARDEN/

REAR GARDEN:



Fully enclosed split level Rear Garden which is laid out mainly in lawn with a paved patio area, garden shed, greenhouse.

ABH/RS

MORTGAGE & FINANCIAL ADVICE

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