



31 Wallacebrae Drive, Danestone, Aberdeen AB22 8YA

Offers over £189,500

THREE BEDROOM SEMI DETACHED PROPERTY SET IN A GENEROUS CORNER PLOT, IN A PEACEFUL AREA WITHIN DANESTONE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this well maintained THREE BEDROOM SEMI DETACHED HOME, set in a peaceful area within Danestone, Bridge of Don. Situated in a most generous corner plot, the property benefits from gas central heating and full double glazing. The accommodation comprises, on the ground floor: Entrance Hall with stairs to upper floor; Lounge/Dining Room on open plan; and Kitchen. There are three Bedrooms and Shower Room with underfloor heating on the upper floor, and part floored Loft. There is off street parking to the front of the property which stretches into the garden, via gate. The gardens to the front, side and rear are well maintained and offer a great deal of privacy. It is believed that, subject to obtaining any necessary Planning Permissions, the property could be extended to the side and/or rear and yet still retain a substantial garden.

Danestone is a district of the city which lies within the popular Bridge of Don, a residential suburb which is well served by a good choice of amenities including excellent shopping, sporting, community and health facilities and a regular bus service which provides access to the city centre. For those working in Bridge of Don, the industrial and business developments are within easy reach and the satellite towns of Inverurie, Ellon, Peterhead and Dyce are all easily accessible.

ENTRANCE HALL



Entered via part glazed upvc door to front, the welcoming Hall has carpeted stairs leading to the upper floor landing. Ceiling light fitting, smoke alarm and central heating radiator. Please note: the stairlift is to be professionally removed.

LOUNGE/DINING ROOM 17' 2" X 12' 5" (5.23M X 3.78M)



Spacious Lounge/Dining Room on open plan, with a bay window to the front and large window to the rear, ensuring the room is bathed in natural light. Tastefully decorated, there is ample room for free-standing furniture and a large dining table and chairs to the rear. Three central heating radiators, television point, and two ceiling light fittings. Door to Kitchen.

KITCHEN 11' 4" X 7' 7" (3.45M X 2.31M)



The Kitchen is fitted with a range of wall and base units with complementing work surfaces. Inset sink and drainer below window to side. The white goods, namely fridge/freezer, washing machine, tumble dryer, oven and hob are to remain. There is excellent storage in the understairs cupboard. Ceiling light fitting, central heating radiator and smoke alarm. A part glazed door with window to side provides access to the fully enclosed rear garden.

UPPER FLOOR



Carpeted stairs from the Entrance Hall lead to the upper floor landing. A window to the side provides natural light. Storage cupboard. Ceiling light fitting and hatch with Ramsay ladder access to Loft space.

BEDROOM 1 13' 0" X 9' 6" (3.96M X 2.90M)



Generous Master Bedroom with window to the front, benefiting from double built-in wardrobes with sliding doors allowing excellent hanging and shelf storage. Ceiling light fitting, central heating radiator and telephone point (not in use).

BEDROOM 2 10' 6" X 8' 11" (3.20M X 2.72M)



Double Bedroom to the rear, with lovely views over the garden. Ceiling light fitting, central heating radiator. Please note the large double wardrobe is to remain.

BEDROOM 3 10' 5" X 7' 3" (3.17M X 2.21M)



Situated to the front of the property, this versatile room is currently used as a Craft/Music Room. Ceiling light fitting, central heating radiator and telephone point (not in use).

SHOWER ROOM 6' 5" X 6' 3" (1.96M X 1.91M)



Upgraded Shower Room, benefiting from underfloor heating and fitted with a three piece suite comprising wash hand basin and wall hung toilet pan with concealed cistern, both in vanity, and corner shower cabinet. Shaver point. Inset downlighters and chrome ladder style radiator. The mirrored cabinet is to remain.

EXTERNAL



The property sits in a most generous corner plot. The gardens to the front and side are laid to lawn and there is a driveway allowing off-street parking. The fully enclosed rear garden is mainly laid to lawn with a sheltered gravel area from which to enjoy the warmer weather. The rotary clothes drier and garden shed are to remain. Gate opens to allow extended off street parking, if required.

EXTRAS



All carpets, curtains, blinds and light fittings are included in the sale (with the exception of the curtains in the Master Bedroom and Bedroom 3), together with the white goods in the Kitchen, the free-standing wardrobe and bedside cabinets in Bedroom 2, the usual fixtures and fittings in the Shower Room, the shed and the rotary clothes drier.

COUNCIL TAX BAND - E

EPC BANDING - C



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