



101 Fairview Manor, Danestone, Aberdeen AB22
8ZY

£215,000

THREE BEDROOM DETACHED FAMILY HOME WITH WELL MAINTAINED GARDENS TO FRONT AND REAR, EXTRA LENGTH GARAGE, AND OFF-STREET PARKING FOR NUMEROUS CARS

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this THREE BEDROOM DETACHED home, located in a quiet cul-de-sac within a well established and popular area of Danestone. With immaculately maintained gardens to front and rear, this much loved family home offers spacious accommodation on two levels. Set in a large corner plot and benefiting from gas central heating and double glazing, the accommodation comprises: Entrance Hall; light and airy Lounge/Dining Room on open plan; and Kitchen on the ground floor. There are three Bedrooms and Family Bathroom on the upper floor. A driveway allows off-street parking for a number of vehicles, leading to the double length Garage. This lovely home is ideally situated for a growing family, with private gated access to the local primary school grounds, minimising the risk of safety on the way to school and back.

Danestone is a popular residential suburb to the north of Aberdeen City centre within easy commuting distance to the office and industrial complexes at the Bridge of Don, Dyce and Aberdeen Airport. An excellent range of local amenities including nursery and primary schools, a health centre, community centre and supermarket are all within easy reach. Secondary education is catered for nearby. Danestone is also ideally located within easy commuting distance of Aberdeen City centre, with easy access via the 'third Don crossing', the Diamond Bridge.

ENTRANCE HALL



Accessed via part glazed door to front, carpeted stairs lead to the upper floor accommodation. Ceiling light fitting and central heating radiator. Part glazed door to Lounge/Dining Room.

LOUNGE/DINING ROOM 24' 2" X 14' 6" (7.37M X 4.42M) (AT WIDEST)



Benefiting from a picture window to the front, and glazed patio doors to the rear, this spacious 'L' shaped room is bathed in natural light. Decorated in neutral tones, there is ample room for relaxing and formal dining. Two ceiling light fittings, two central heating radiators, television and telephone points. Door to Kitchen.

KITCHEN 10' 10" X 9' 4" (3.30M X 2.84M)



Fitted with a modern range of wall and base units, with complementing work surfaces and splashback. There is an inset sink and drainer below window to rear allowing views of the rear garden. The white goods, including washing machine, oven, hob and fridge/freezer are to remain. Eyeball ceiling spotlights and central heating radiator. Storage cupboard. Part glazed door to the side leads to the garden.

UPPER FLOOR



Carpeted stairs lead to the upper floor landing, with a window to side allowing natural light. Ceiling light fitting and telephone point. Access hatch to substantial floored Loft space providing significant storage.

BEDROOM 1 12' 0" X 11' 2" (3.66M X 3.40M)



Generous Double Bedroom to the front of the property, with super views across the city. Double built-in wardrobe providing excellent hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting, central heating radiator and telephone point.

BEDROOM 2 11' 2" X 10' 4" (3.40M X 3.15M)



Second Double Bedroom overlooking the Danestone Primary School and grounds, benefiting from double built-in wardrobe allowing hanging and shelf storage with mirrored sliding doors. Ceiling light fitting, central heating radiator and television point.

BEDROOM 3 8' 8" X 8' 7" (2.64M X 2.62M)



Versatile Bedroom situated to the front of the property, with overstairs cupboard, ceiling light fitting and central heating radiator.

BATHROOM 6' 4" X 5' 5" (1.93M X 1.65M)



Partially tiled and partially aqua panelled, the Bathroom is fitted with a three piece suite comprising wash hand basin, toilet pedestal and bath with shower over. Shaver point. Inset downlighters and central heating radiator. A window to rear provides natural light.

EXTERNAL



The gardens to the front and rear are mainly laid to lawn, which are exceptionally well maintained, with bedding plants providing a riot of colour in the summer months. The garden to the rear offers a high degree of privacy and is again laid to lawn. A private gate provides access to the school grounds.

A driveway to the side of the property allows off-street parking for numerous vehicles and leads to the Garage.

GARAGE 37' 0" X 11' 2" (11.28M X 3.40M)

Accessed via driveway to side, the double length garage has an up and over door to front and pedestrian access to the side. There is a workshop area to the rear with window to side.

COUNCIL TAX BAND -

EPC BANDING -



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