



12 Fairview Circle, Danestone,
Aberdeen, AB22 8ZQ

Offers Over £245,000

peterkins



12 Fairview Circle, Danestone,
Aberdeen,
AB22 8ZQ

Offers Over £245,000

- Spacious Three Bedroom Detached Bungalow
- Requires Some Upgrading/Modernisation
- Living Room with Feature Marble Fireplace
- Dining Room
- Dining Kitchen
- Utility Room
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Four-Piece Bathroom
- Gas Central Heating
- Double Glazing
- Front/Rear Gardens
- Driveway & Single Garage

Viewing contact Peterkins
(01224) 428100

Ref: 47804/1

EPC: C

Council Tax: Band E

Tenure: Ownership

Description:

We have the pleasure in offering for sale this spacious **three bedroom detached bungalow** situated within the popular suburb of Danestone to the north of the city. The property requires some upgrading/modernisation but would make an ideal purchase for a growing family. The accommodation is all on one level and comprises of: Entrance vestibule; hallway with generous storage; living room with a feature marble fireplace; dining room on semi-open plan to the hallway; dining kitchen; utility room; master bedroom with en-suite shower room; two further bedrooms; four-piece bathroom. Outside there are gardens to the front and rear of the house together with a long driveway to the side which leads up to the single garage. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings blinds and curtains will be included in the sale.

Location:

Fairview Circle is a pleasant street in the popular suburb of Danestone, which is a mature residential area lying to the north of the city. A wide range of social and recreational facilities are available locally, ranging from a swimming pool, playing fields to a modern sports centre which provides a variety of activities. There is a Tesco Superstore and Asda Superstore close at hand. Danestone is well served by public transport and the City Centre is within easy driving distance. The industrial estates in Dyce/Bridge of Don, together with Aberdeen Airport and Aberdeen Royal Infirmary are easily accessed without travelling through the City Centre. In addition, the AWPR is a short drive away giving access to north and south of Aberdeen and beyond.

Directions:

Travelling from the main Aberdeen ring road proceed across the Haudagain roundabout onto Mugiemoor Road and thereafter at the next roundabout turn right over the bridge and take the third exit onto Laurel Drive. Follow the road past Tesco and take the next left onto Fairview Street. Fairview Circle is the next road on the left.

The accommodation comprises of:-

Entrance Vestibule:

A part glazed uPVC exterior door with glazed side panel gives access to the entrance vestibule; ceiling cornice and light fitting; tiled floor; a part glazed door leads to the hallway.

Hallway:

Centrally positioned hallway with all accommodation leading off; two built-in shelved storage cupboards; further built-in double storage cupboard with sliding mirrored doors; radiator; hatch to the loft; smoke detector; fitted carpet; glass panelled double doors lead to the utility room.



Living Room: 16'10 x 12'4 (5.13m x 3.77m) approx.

Generously proportioned living room with a wonderful picture window to the front of the property fitted with "Venetian" blinds; feature marble fireplace, inset and hearth complete with an electric fire; radiator; two wall lights; smoke detector; ceiling cornice; chandelier style light fitting; fitted carpet.

Dining Room: 10'11 x 9'5 (3.32m x 2.88m) approx.

The dining room is on semi-open plan with the hallway and has a window to the front of the house fitted with "Venetian" blinds; radiator; ceiling cornice; chandelier style light fitting; fitted carpet.

Dining Kitchen: 10'5 x 8'10 (3.17m x 2.68m) approx.

Well-equipped dining kitchen fitted with an excellent range of cream base and wall mounted cabinets linked by wood effect work surfaces and ceramic wall tiles; 1.5x stainless steel sink and drainer with a mixer tap; gas hob with an extractor hood above; built-in double oven; integrated fridge, freezer and dishwasher; built-in dining table; window with a side aspect fitted with a roller blind; radiator; heat detector; downlighters; "Karndean" flooring; door leading to the utility room.

Utility Room: 7'8 x 4'6 (2.34m x 1.36m) approx.

The functional utility room is fitted with cream base and wall mounted cabinets linked by wood effect work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; washing machine; tumble dryer; window with a side outlook; coat hooks; downlighters; "Karndean" flooring; a part glazed uPVC exterior door leads out to the side of the property.

Master Bedroom: 12'4 x 10'5 (3.76m x 3.18m) approx.

Spacious double bedroom with a window overlooking the rear garden; built-in double wardrobe with sliding mirrored doors; additional fitted wardrobes providing excellent hanging and storage space; radiator; pendant light fitting; fitted carpet; door to the en-suite shower room.

En-Suite Shower Room:

The fully tiled en-suite shower room is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern; wash hand basin set into a vanity unit and an aqua panelled shower enclosure complete with a mixer shower; wall mounted mirrored medicine cabinet; frosted window to the side of the house; ladder style radiator; wood panelled ceiling; downlighters; "Karndean" flooring.

Bedroom 2: 12'4 x 8'1 (3.77m x 2.46m) approx.

Bright and airy double bedroom with a rear garden outlook; ample space for free standing furniture; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 8'9 x 8'8 (2.67m x 2.64m) approx.

The third bedroom is also positioned to the rear of the house; window overlooking the rear garden; built-in double wardrobe with sliding mirrored doors; radiator; pendant light fitting; fitted carpet.

Bathroom:

The fully tiled bathroom is fitted with a four-piece white suite comprising of: W.C. with a concealed cistern, wash hand basin set into vanity units, bath and a large aqua panelled shower enclosure complete with a mixer shower; additional wall cabinets providing great storage; ladder style radiator; extractor fan; wood panelled ceiling; spotlights; "Karndean" flooring.

Loft:

The loft is accessed from the hallway.







Outside:

The front garden is mainly laid to grass with borders stocked with mature shrubs and trees. There is also a paved pathway which leads up to the front door.

The fully enclosed rear garden is also mainly laid to grass with conifer trees and a paved patio area, ideal for sitting out and enjoying the summer months. The timber garden shed, and rotary dryer will remain.

Note: The electric meter is located on the gable wall.

Parking:

There is a long, tarred driveway to the side up the house which provides off street parking from up to three cars and leads up to the garage.

Garage:

The single garage has an up and over door with power and light installed. It also houses the central heating boiler and the gas meter. A part glazed door gives access to the rear garden.



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

peterkins

Aberdeen | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com