



20 Fairview Crescent, Danestone,
Aberdeen, AB22 8TL

Offers Over £125,000
£5,000 below market value
(as at 29/12/2025)

peterkins



20 Fairview Crescent,
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Aberdeen,
AB22 8TL

**** £5,000 BELOW MARKET VALUE (AS AT 29/12/2025) ****

Offers Over £125,000

- Charming Mid-Terraced Bungalow
- Well-Appointed Living Room
- Modern Breakfast Kitchen & Appliances
- One Double Bedroom
- Shower Room
- Gas Central Heating
- Double Glazing
- Low-Maintenance Front & Rear Gardens
- Allocated Parking Space & Additional Visitors' Parking

Viewing contact Peterkins
(01224) 428100

Ref: 45130/4

EPC: D

Council Tax: Band C

Floor Area: 58m²

Tenure: Ownership

Description:

We have the pleasure in offering for sale this **charming one-bedroom mid-terraced bungalow** situated in a quiet cul-de-sac within a popular area of the city. The property is presented in immaculate order with neutral décor and self-coloured flooring. The accommodation is all on one level and comprises of: Entrance vestibule; hallway with loft access; well-appointed living room; modern breakfast kitchen with appliances; conservatory; one double bedroom with built-in wardrobes; shower room. Outside there are low-maintenance front and rear gardens together with an allocated parking space together with additional visitor's parking. 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 Crescent is situated 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 Mugiemoss 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. Follow the road for some distance then turn left onto Fairview Crescent, number 20 in the first cul-de-sac on the right as indicated by our "For Sale" sign.

Entrance Vestibule:

A part glazed uPVC exterior door with glazed side panel gives access to the entrance vestibule; built-in storage cupboard housing the electric meter; ceiling light fitting; tiled floor; a part glazed door leads to the hallway.

Hallway:

Built-in cupboard housing the central heating boiler; radiator; coat hooks; hatch to the loft; smoke and CO detectors; spotlight fitting; fitted carpet.

Living Room: 14'6 x 10'6 (4.41m x 3.21m) approx.

Well-appointed living room with glass bi-folding doors which lead through to the conservatory; radiator; smoke detector; ceiling cornice; downlighters; fitted carpet; a glazed door gives access to the kitchen.

Breakfast Kitchen: 8'9 x 6'0 (2.66m x 1.83m) approx.

The modern breakfast kitchen is fitted with high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and matching splashbacks; wine rack; breakfast bar; sink and drainer with a mixer tap; ceramic hob with an additional splashback behind; built-in oven; extractor hood; fridge/freezer; washing machine; built-in shelved storage cupboard/pantry; window to the front of the house fitted with "Venetian" inset blinds; radiator; heat detector; ceiling cornice; downlighters; LVT flooring.



Conservatory: 14'8 x 11'2 (4.48m x 3.40m) approx.

The conservatory is positioned to the rear of the house; windows fitted with vertical blinds; two radiators; two wall lights; glazed door leading out to the rear garden.

Bedroom: 10'7 x 10'0 (3.23m x 3.04m) approx.

Spacious double bedroom with a rear garden aspect; built-in wardrobes with sliding mirrored doors providing great hanging and storage facilities; radiator; pendant light fitting; fitted carpet.

Shower Room:

The tiled shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and an aqua panelled shower enclosure complete with an electric shower; shaver point; wall mounted mirror; glass display shelf; radiator; extractor fan; ceiling light fitting; LVT flooring.

Outside:

The well-tended front garden is laid for low maintenance to granite chips with mature interspersed shrubs. There is also two bin stores and a paved pathway leading up to the front door.

The enclosed rear garden is mainly laid to lock block with a paved patio area. The timber garden shed and rotary dryer will remain.

Note: The gas meter is located at the front of the house.

Parking:

There is an allocated parking space located outside the front of the property together with additional visitor's parking spaces.



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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.

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