



20 Wallacebrae Crescent, Danestone,
Aberdeen, AB22 8YE

Offers Over £

peterkins



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- Spacious Semi-Detached Dwellinghouse
- Requires Refurbishment
- Well-Appointed Living Room
- Dining Kitchen with Rear Garden Access
- Three Bedrooms with Built-In Wardrobes
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Gardens to the Front & Rear
- Off-Street Parking for Two Cars

Viewing contact Peterkins
(01224) 428100

Ref: TBC

EPC: Band C

Council Tax: Band D

Tenure: Ownership

Description:

We offer for sale this **three-bedroom semi-detached dwellinghouse** situated in a quiet street within a sought-after Danestone location, conveniently positioned close to local schools and daily amenities. The property requires refurbishment representing an exciting opportunity to create your perfect family home. The spacious accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; well-appointed living room; dining kitchen with “French” doors leading out to the rear garden. Upper Floor: Three bedrooms with built-in wardrobes; bathroom with an over bath shower; loft access. 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:

Wallacebrae 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 Mugiemoor Road. At the next roundabout turn right over the bridge taking the third exit onto Laurel Drive. Follow the road past Tesco then turn left onto Fairview Street. Continue for some distance then turn right onto Wallacebrae Drive. Wallacebrae Crescent is the fourth road on the right and number 20 is situated on the left as indicated by our “For Sale” sign.

Entrance Hallway:

A uPVC exterior door with fanlight gives access to the entrance hallway; a carpeted staircase with handrail leads to the upper floor; radiator; three branch ceiling light fitting; fitted carpet; door leading through to the living room.

Living Room: 13'7" x 11'7" (4.15m x 3.52m) approx.

Well-appointed living room with a window overlooking the front garden; under stair storage cupboard housing the electric meter; radiator; ceiling cornice; bar spotlight fitting; laminate flooring; double doors give access through to the dining kitchen.

Dining Kitchen: 14'8" x 10'8" (4.48m x 3.24m) approx.

The dining kitchen is fitted with light oak effect base and wall mounted cabinets linked by contrasting work surfaces and matching splashbacks; wine racks; stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel chimney style extractor hood; built-in oven; integrated fridge/freezer and washing machine; window fitted with a roller blind fitted with a roller blind; heat detector; two ceiling light fittings; ceiling cornice; two ceiling light fittings; laminate flooring; “French” doors lead out to the rear garden.



Upper Hallway:

The upper hallway gives access to the remaining accommodation; balustrade; window to the side of the house fitted with a "Day to Night" blind; built-in storage cupboard; hatch to the loft which houses the central heating boiler; smoke detector; ceiling light fitting; fitted carpet.

Bedroom 1: 12'0" x 8'8" (3.66m x 2.64m) approx.

Light and airy double bedroom with a window to the front of the property; built-in wardrobe with sliding doors; radiator; pendant light fitting; fitted carpet.

Bedroom 2: 9'11" x 8'8" (3.03m x 2.64m) approx.

Good sized double bedroom with a window overlooking the rear garden; built-in wardrobe with sliding doors; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 8'6" x 6'9" (2.60m x 2.06m) approx.

The third single bedroom is positioned to the front of the house; window fitted with a bamboo roller blind; built-in wardrobe with sliding doors; radiator; pendant light fitting; fitted carpet.

Bathroom:

The bathroom is fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with an over bath electric shower and glass shower screen; wall tiles and aqua panels around the bath; wall mounted mirror and glass display shelf; frosted window to the rear of the house fitted with a roller blind; chrome ladder style radiator; ceiling light fitting; vinyl flooring;

Outside:

The front garden is laid to granite chips and the enclosed rear garden is partly laid to grass with raised borders. There is also a decked area, timber bunker shed, outdoor water tap and rotary clothes dryer. **Note:** The gas meter is located on the gable wall.

Parking:

There is a driveway to the side of the house providing good off-street parking for two cars.



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.

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