

5 Laurel Gardens, Danestone,
Aberdeen AB22 8YY

Offers Over £85,000

peterkins













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- Self contained Ground Floor Flat
- Front Aspect Living Room
- Modern Kitchen
- Double Bedroom with Rear Aspect
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Driveway to Front of Property
- Additional Parking

Viewing contact Peterkins
(01224) 428100

Ref:48484/1
EPC: Band C
Council Tax: Band B
Tenure: Ownership

Description:

Early viewing is highly recommended to appreciate this lovely self contained ground floor flat situated in a quiet position in the ever popular Danestone area of the City. Presented in excellent condition the property comprises: entrance vestibule; living room; inner hall; kitchen; double bedroom; shower room. Outside there is a shared lockblock driveway with space for two cars, small patio area with storage space. The property is ready to move into and would suit a first time buyer or, alternatively a buy to let investor. Heating is provided by gas central heating and all windows are double glazed. The fitted flooring, light fittings, blinds and white goods will be included in the sale.

Location:

Laurel Gardens is a pleasant street in the popular suburb of Danestone, which is a mature residential area lying to the north of the city. There is an excellent choice of primary schools and secondary education is provided at nearby Bridge of Don and Oldmachar Academies. 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 and Bridge of Don, together with Aberdeen Airport and Aberdeen Royal Infirmary are easily accessed without travelling through the city centre. Additionally, the AWPR is a short drive away giving access to north and south Aberdeenshire and beyond.

Directions:

From the Haudagain roundabout exit onto Mugiemoss Road at the next roundabout turn right over the Persley Bridge and at the next roundabout turn right into Laurel Drive. Continue the full length of Laurel Drive and Laurel Gardens is located on the right hand side.

Entrance Vestibule:

The uPVC exterior door gives access to the entrance vestibule; coat hooks; spotlight fitting; laminate flooring; storage unit; door leads to the living room.

Living Room: 4.00m x 3.62m (13'1" x 11'10") approx.

Generously proportioned living room featuring a double window fitted with roller blind to the front of the property; deep storage cupboard also houses the central heating boiler, electric consumer unit, electric meter & hanging rail; spotlight track fittings; spotlight fitting; smoke detector; laminate flooring; alarm sensor; radiator; access to the inner hall.

Inner Hallway:

Providing access to the remaining rooms; smoke detector; spotlight fitting; alarm sensor; laminate flooring; storage cupboard, shelved with laminate flooring.





Kitchen: 2.63m x 2.51m (8'7" x 8'2") approx.

Well equipped kitchen fitted with an excellent range of modern white gloss base and wall mounted cabinets linked by coordinated work surfaces and matching splashbacks; stainless steel sink and drainer with a mixer tap; built in oven; ceramic hob; stainless steel splashback; chimney style cooker hood; washing machine; freestanding fridge freezer; window fitted with roller blind to the rear of the flat; spotlight fitting; heat detector; laminate flooring; radiator.

Bedroom 1: 3.90m x 2.43m (12'13" x x7'9") approx.

Well appointed double bedroom with a rear aspect; window fitted with a roller blind; built in double wardrobe fitted with mirror glass sliding doors provides excellent hanging and storage space; pendant light fitting; TV bracket; room sensor; laminate flooring

Shower Room:

Attractive shower room fitted with a corner shower; aqua panelling behind the shower and tiled to dado height on remaining walls; W.C; wash hand basin set into a vanity unit with mixer tap; wall mirror; shaver point; window to the side of the property; downlighters; tiled shelf unit; extractor fan; chrome ladder style radiator.

Outside:

There is a shared lockblock driveway with space for two cars, small patio area with seating space along with storage unit.

Parking:

Driveway space available at the front of the property along with further parking to the side of the property.

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