

# STEWART & WATSON

your **complete** property & legal service

**75 FAIRVIEW CRESCENT  
DANESTONE, ABERDEEN AB22 8ZB**



*Self-Contained One Bedroom Maisonette*

- Lounge & Kitchen
- Double Bedroom & Bathroom
- DG & Electric Heating
- Shared Parking
- Ideal First Time Purchase

***Offers Around £95,000***  
***Home Report Valuation £95,000***

[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)

## **TYPE OF PROPERTY**

Forming part of a well established residential area in the popular suburb of Danestone, within easy reach of the City Centre, we offer for sale this, Self-Contained One Bedroom Maisonette. The property represents the ideal purchase for first time buyers, young couples or those looking for a buy to let investment. The property benefits from Double Glazing, electric heating and offers a good level of accommodation over two floors. The accommodation comprises Entrance Vestibule, Lounge with spiral staircase, Kitchen, Double Bedroom with built in wardrobes and Bathroom with Shower. Outside, there is residents parking to the front of the property and a shared drying area.

## **ACCOMMODATION**

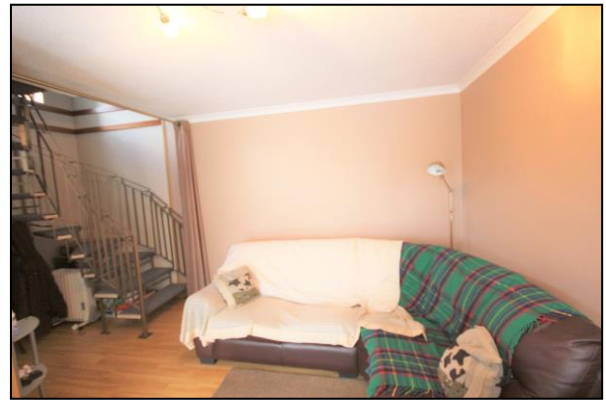
### **Entrance Vestibule**

The property is entered via a hardwood door, the entrance vestibule gives access to the Lounge. Window to side. Low level cupboard which houses the meter and fuse box.

### **Lounge**

**16' 0" x 11' 0"**  
(4.88m x 3.35m)

With a picture window to the front of the property allowing plenty of natural light, the lounge has space to accommodate a variety of furniture and is finished with Laminate flooring. Heater Television and telephone points. Access to the kitchen.



### **Kitchen**

**6' 7" x 5' 4"**  
(2m x 1.63m)

Located to the front of the property, the Kitchen has been fitted with a range of base and eye level units, incorporating a stainless steel sink, splashback tiling and coordinating work surfaces. The units further incorporate an electric hob with oven below. Tiled flooring.



## FIRST FLOOR ACCOMMODATION

A spiral staircase from the lounge leads to the upper floor which provides access to the Double Bedroom and Bathroom. Large built in storage cupboard which houses the hot water tank and shelving. Access hatch to the loft space and window to the side.

### **Double Bedroom**                      **11' 6" x 8' 0"** (3.5m x 2.44m)

A good sized double bedroom located to the front of the property and benefiting from built in wardrobe with sliding doors incorporating hanging rail and shelf space providing good storage space. Heater and Fitted Carpet.



### **Bathroom**                                      **7' 7" x 5' 0"6** 2.31m x 1.68m)

Fitted with a white suite comprising w.c., wash hand basin and bath with shower over and screen to the side. Vinyl flooring.



## **OUTSIDE**

Residents parking, shed at the side and a shared drying area.

## **SERVICES**

Mains water, electricity, drainage

## **ITEMS INCLUDED**

The usual heritable fixtures and fittings are included. All floor coverings, light fittings, curtains and blinds will remain.

### **Council Tax Band**

A

### **EPC Band**

D

### **Entry**

By arrangement

### **Viewing**

By contacting Mr Karpa on 07905 141174 or our Oldmeldrum Office on 01651 872314 to arrange an appointment.

### **Email**

oldmeldrum.property@stewartwatson.co.uk

## Offers

All offers should be submitted in writing to our Oldmeldrum Office.

## LOCATION

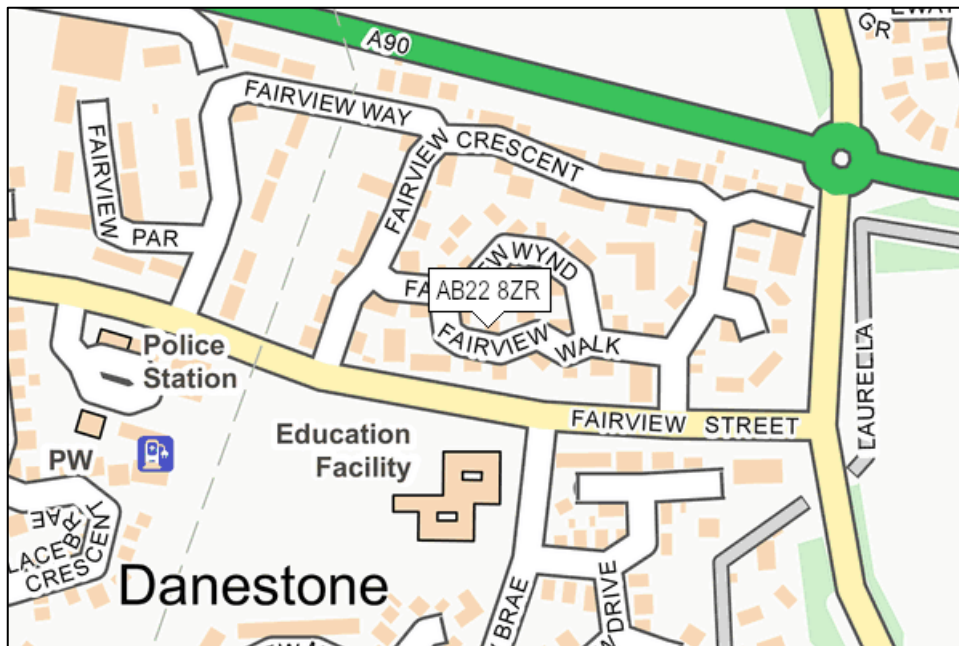
Danestone is a popular residential suburb to the north of Aberdeen city centre within easy commuting distance to the office and industrial complexes at the Bridge of Don, Dyce and Aberdeen Airport. An excellent range of local amenities including nursery and primary schools, a health centre, community centre and supermarket are all within easy reach. Secondary education is catered for nearby.

## DIRECTIONS

From the City Centre, travel north on King Street towards Bridge Of Don onto Ellon Road. At the roundabout with the Exhibition Centre turn left onto The Parkway and continue ahead for some distance along this road. At the second roundabout take the first exit onto Fairview Street and the second exit for

## Reference

Oldmeldrum/DDP/I20



**FREE VALUATION** – We are pleased to offer a free and without obligation, valuation of your property.  
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

|  |                |   |                |
|--|----------------|---|----------------|
| The Property Shop, 2 Main Street, Turriff AB53 4AD | (01888) 563777 | 38 Broad Street, Fraserburgh, AB43 9AH            | (01346) 514443 |
| 59 High Street, Turriff AB53 4EL                   | (01888) 563773 | 21 Market Square, Oldmeldrum AB51 0AA             | (01651) 872314 |
| 65 High Street, Banff AB45 1AN                     | (01261) 818883 | 4 North Street, Mintlaw, AB42 5HH                 | (01771) 622338 |
| 42/44 East Church Street, Buckie AB56 1AB          | (01542) 833255 | 25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-4pm | (01542) 840408 |
| 35 Queen Street, Peterhead AB42 1TP                | (01779) 476351 | 17-19 Duke Street, Huntly, AB54 8DL               | (01466) 792331 |