

44 Danestone Place

BRIDGE OF DON, ABERDEEN, AB23 8JB



*FANTASTIC FIRST HOME, WHICH WOULD ALSO SUIT A
YOUNG FAMILY OR SUPERB INVESTMENT POTENTIAL*



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44 Danestone Place is in a popular residential suburb of Bridge of Don Aberdeen. This spacious mid-terrace three-bedroom property offers spacious accommodation over two floors. It is presented in a walk-in condition with fresh neutral decor and further benefits from the modern comforts of gas central heating and double glazing.

The accommodation comprises an entrance hall, leading to a huge lounge flooded with natural light from the large dual-aspect windows.





The dining kitchen is fitted with a range of wall and base-mounted units with contrasting worktops, with ample space for a choice of stand-alone or integrated appliances, and has access to the rear garden.



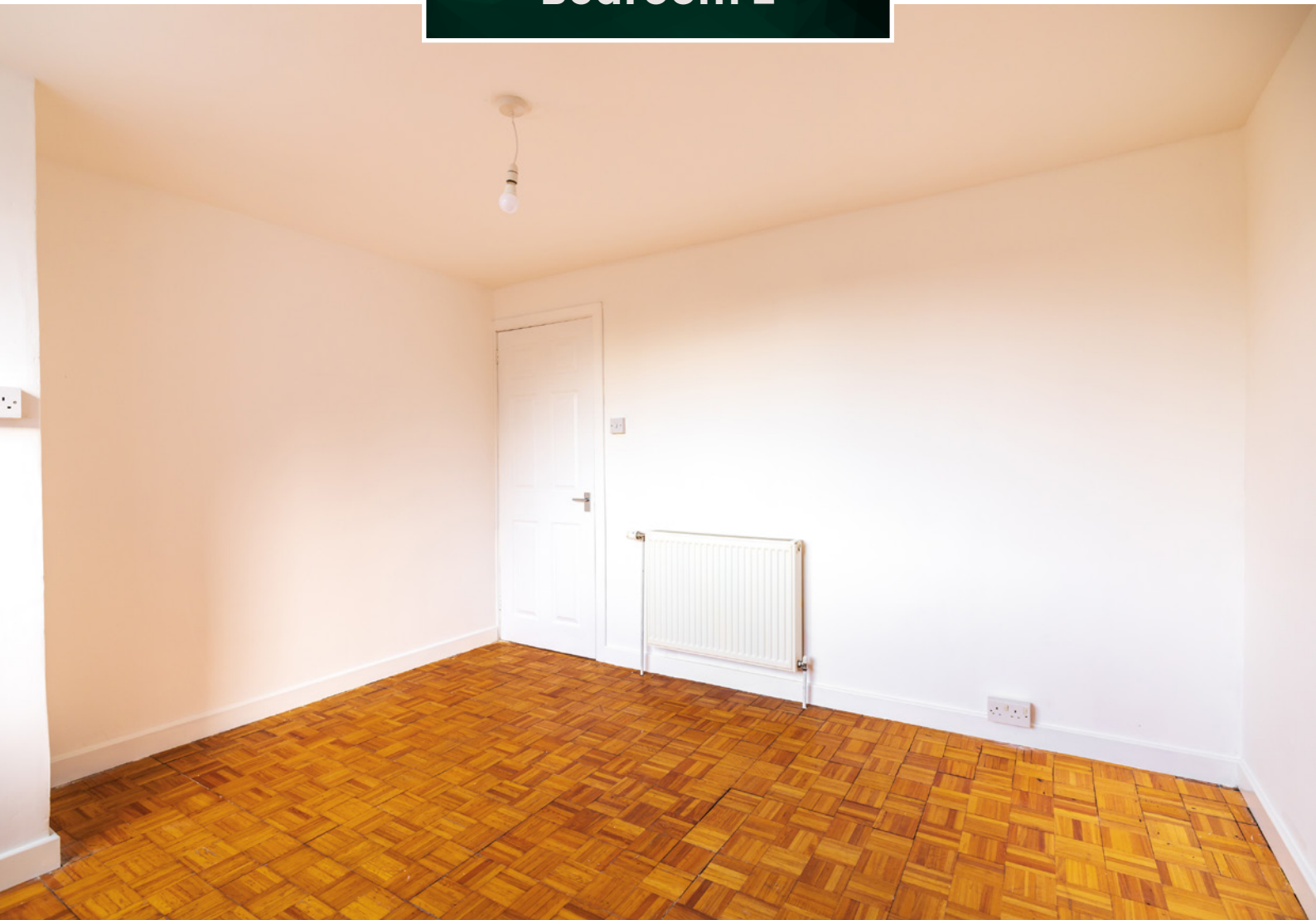


A carpeted staircase with wooden balustrade leads to the first floor where you have three double bedrooms all of which can accommodate a large double bed and multiple styles of bedroom furniture.



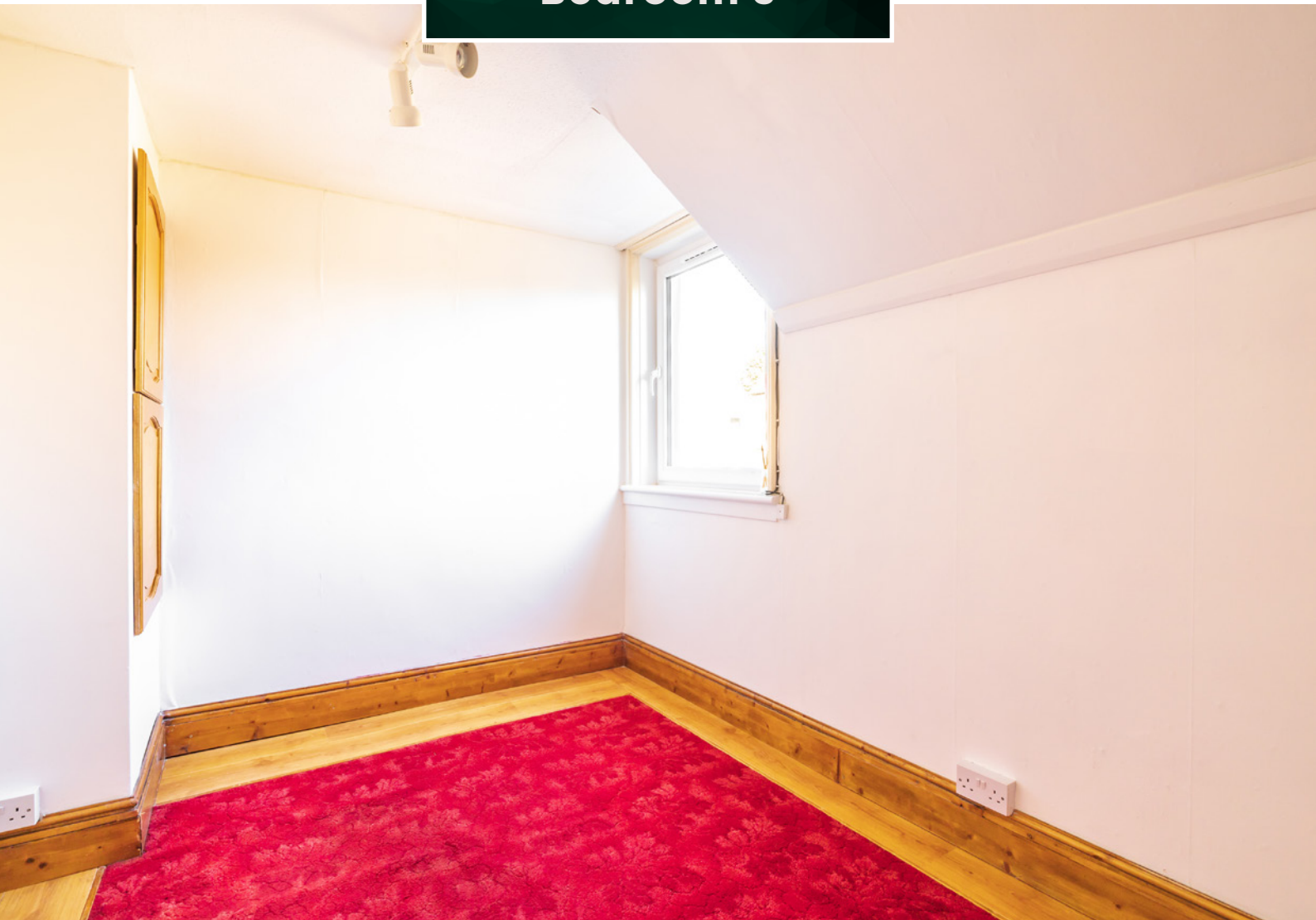


Bedroom 2





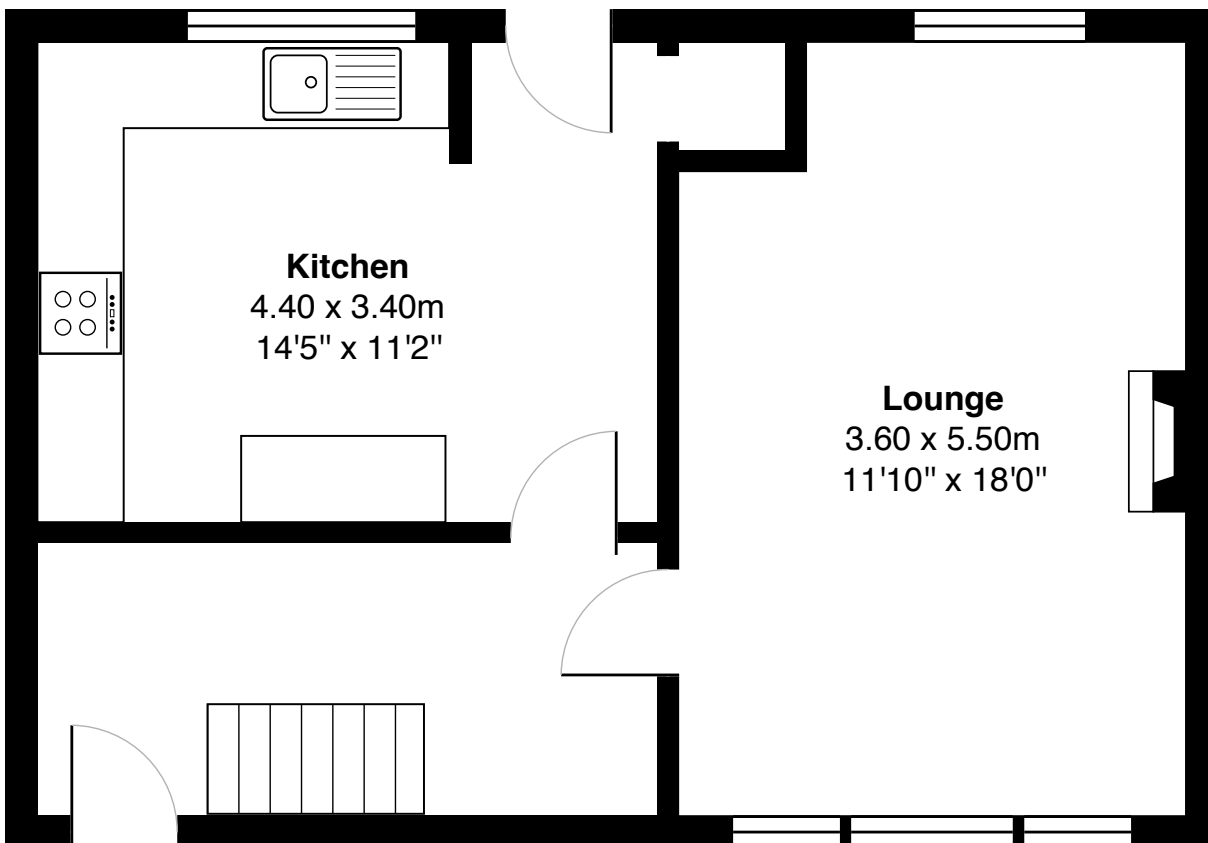
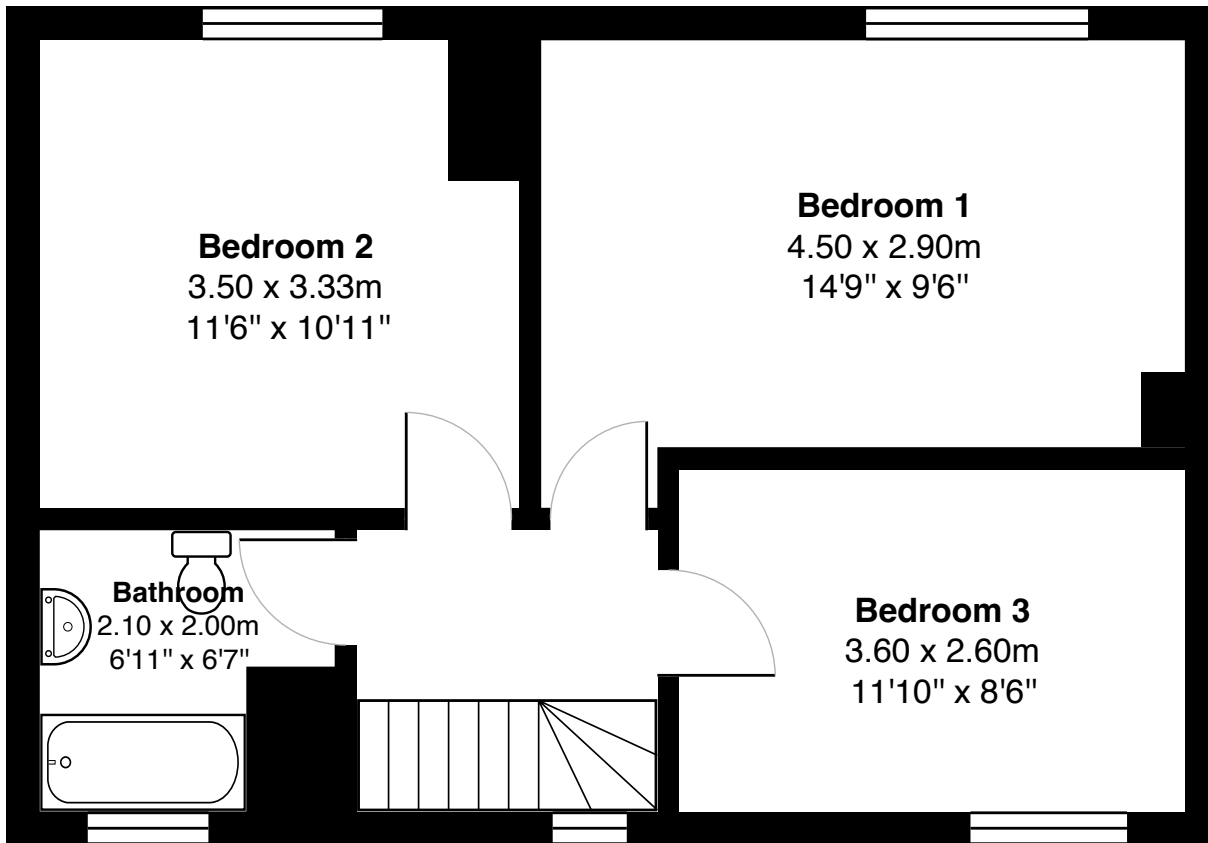
Bedroom 3





The family bathroom is fitted with white sanitary ware, with a shower over the bath, and completes the accommodation. There are ample additional cupboards on both floors.





Gross internal floor area (m²): 89m²

EPC Rating: C

Externally, the front garden is laid to decorative stone chip and stone paving for ease of maintenance a private driveway allows off-street parking for one vehicle with additional free on-street parking. The rear garden is accessed from the kitchen, bordered on all three sides with a wooden fence which provides a secure and safe area for children and pets, laid to decorative stone paving. A wooden garden shed at the bottom of the garden will remain. Early viewing is a must and highly recommended to appreciate what this property has to offer.

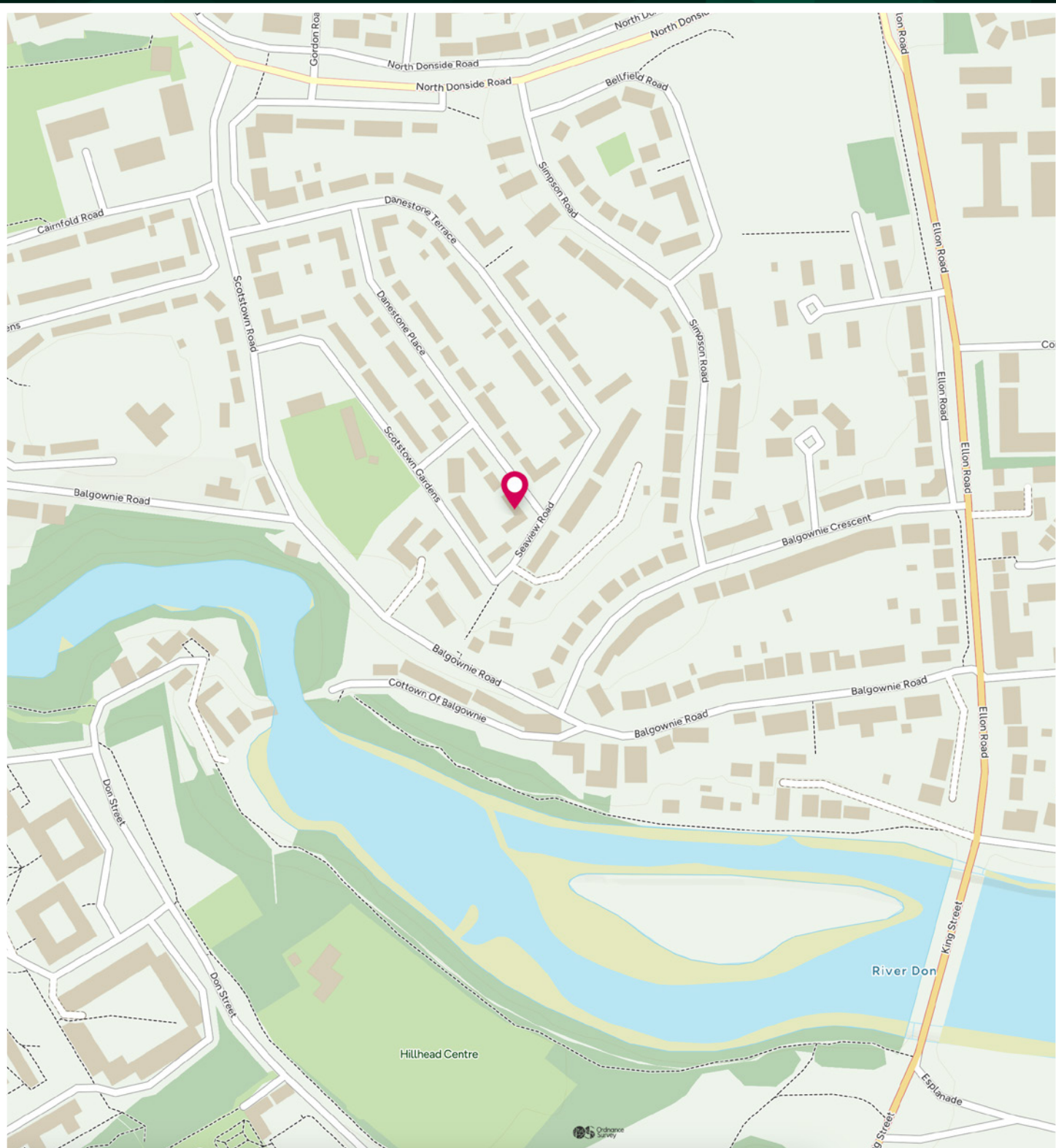




The Bridge of Don enjoys extensive open parks and landscaped areas with a multitude of outdoor activities and pursuits available close by. Excellent and regular public transport links are available to and from the city centre, and the (AWPR) Aberdeen Western Peripheral Route makes all industrial areas north and south of the city readily accessible including Dyce International Airport.

Locally there is a fantastic range of community facilities including childrens nurseries, highly regarded primary schools and secondary schools. There are excellent shopping facilities in and around the area, including a substantial superstore and a variety of local shops and amenities. The property would also be ideal for those working at the office and industrial complexes that are situated in Bridge of Don.

The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy.



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