

# 89 Fairview Circle

DANESTONE, ABERDEEN, AB22 8YS



*SUPERB TOP FLOOR FLAT WITH LOFTY  
VIEWS AND A PARKING SPACE*



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89 Fairview Circle is a one-bedroom top-floor dwelling presented to the market in excellent condition and available for immediate possession only a short drive from Tesco Extra Laurel Drive, Bannatynes Health Club and Persley Walled Garden with Aberdeen Airport only 15 minutes by car.

It offers fresh modernised accommodation, double glazing and electric heating. The property comprises a small internal hallway leading to all other rooms. There is a well-proportioned lounge/kitchen with space for a small dining table; the open-plan kitchen features a ceramic hob, electric oven, extractor hood, and excellent cupboard storage. There is also an under-counter fridge and a washing machine. There is a good-sized double bedroom with a double wardrobe, a bathroom with a shower over a bath, aqua splash-back walls, a heated towel rail and a large built-in cupboard in the hallway. There is also a 'bonus' room by the front door which could be utilised in a number of ways - for example a study, utility area or additional storage space. There is a generous shared garden with abundant car parking at the front of the property.

This property, with lofty views and a car parking space, would be a superb first-time purchase in a quiet Danestone location. Viewing is necessary to appreciate the quality, condition and location. Ideally, it would suit the student or a professional couple or be an excellent buy-to-let investment.

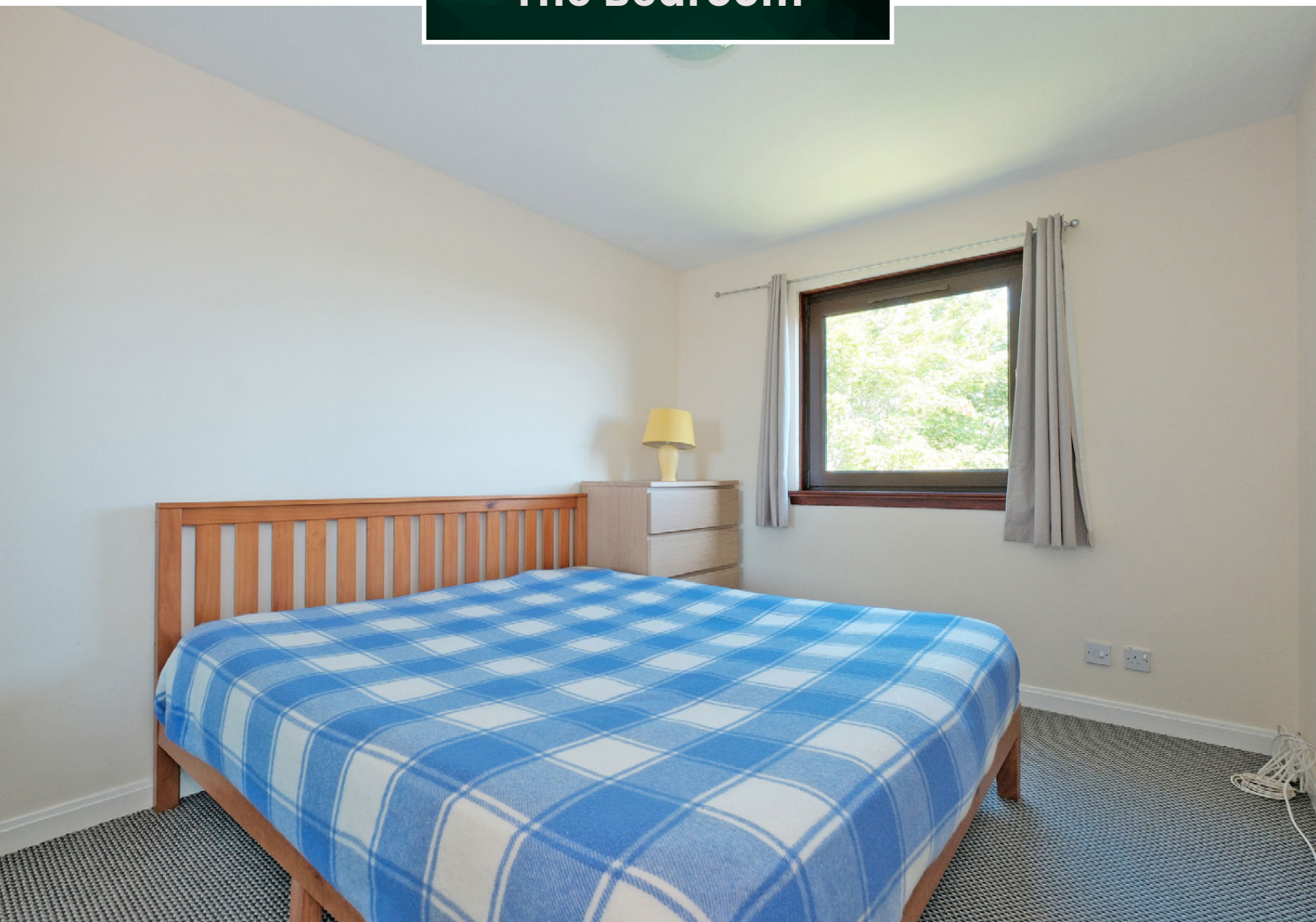
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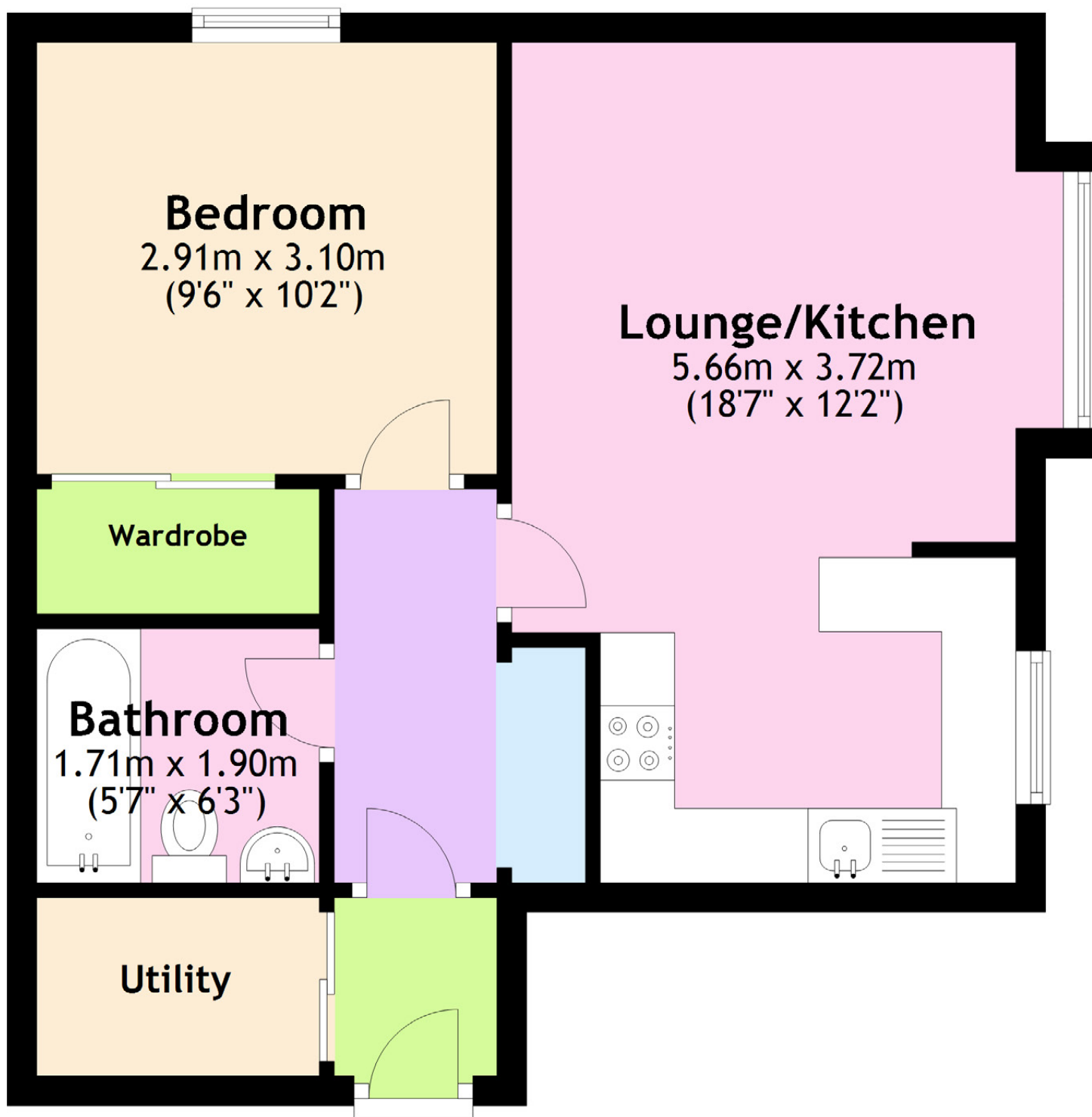




**The Bedroom**







Approximate Dimensions

(Taken from the widest point)

Lounge/Kitchen	5.66m (18'7") x 3.72m (12'2")
Bedroom	3.10m (10'2") x 2.91m (9'6")
Bathroom	1.90m (6'3") x 1.71m (5'7")

Gross internal floor area (m<sup>2</sup>): 39m<sup>2</sup>

EPC Rating: D







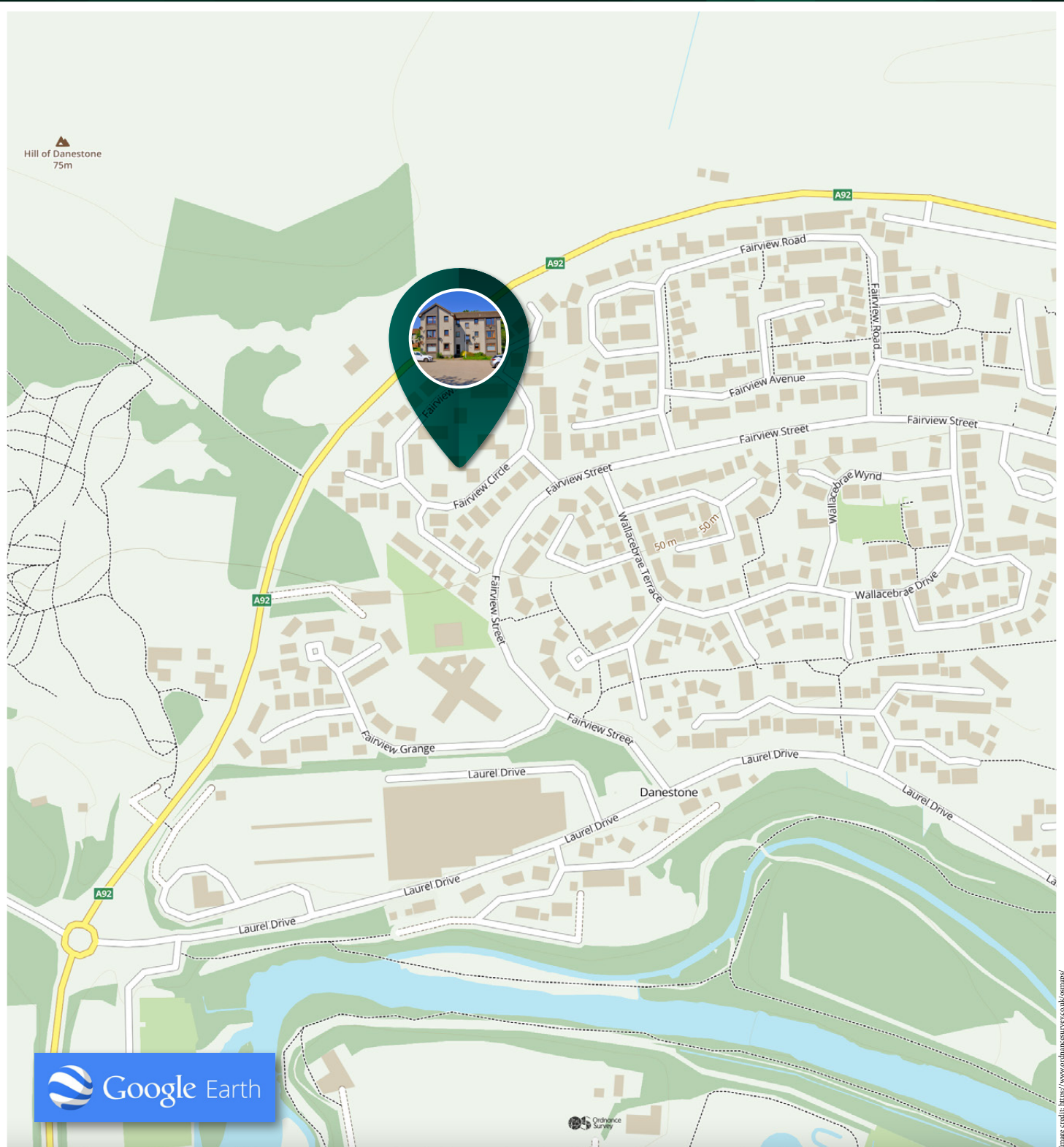
PERSLEY WALLED GARDEN

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89 Fairview Circle is a quiet location in the popular suburb of Danestone, which is well served by a wide range of amenities, including specialist shops, Asda and Tesco supermarkets, and a wide range of services locally in Bridge of Don.

In the area, there are several primary and secondary schools, medical centres, a library and various sports facilities. You are just a few minutes from the heart of Aberdeen city centre, with quick access to the University. The city provides all the amenities one would expect with modern-day city living, including many shopping centres and local shops. There are pubs, restaurants and eateries galore, and fantastic theatres and cinemas to enjoy. There are also superb recreational and leisure facilities, all within easy reach, and a multitude of activities for the outdoor enthusiast.

Local public transport facilities well serve the property and area. With the city, there are further excellent bus and rail services and national and international flights are provided from Aberdeen Dyce Airport.



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