



22 Wallacebrae Terrace

Danestone, Aberdeen AB22 8YN



mackinnons
solicitors



An L-shaped reception hall provides access to all accommodation. Hatch to floored attic which houses the central heating boiler.

A centrally set cloakroom is fitted with a white two piece suite.

The well proportioned lounge/dining area boasts a large picture window to the front. A particular focal point is the modern fire surround housing an inset electric fire. Ample space for a range of furnishings.

A well appointed kitchen is fitted with a range of wall and base units, ample work surface and extensive splashback tiling. The free standing appliances will remain. Arch to dining area/bedroom 3 and glazed door to conservatory.

A superb addition to the property, this bright conservatory features windows on three aspects and a glazed door to the rear garden.

Accessed via the hall and kitchen, currently used as a dining room, this former third bedroom enjoys a semi open plan layout with the kitchen.

There are two spacious double bedrooms, both with ample fitted wardrobe facilities.

A family bathroom is fitted with a three piece suite and separate fully tiled shower enclosure.

The well maintained gardens are mainly laid to lawn at the front. A block paving driveway leads to the detached single garage and access to the low maintenance rear garden which is mainly laid to stone chips with raised planted borders.

Ideally situated in the popular Danestone area of the city, we offer for sale this deceptively spacious two bedroom semi-detached bungalow with conservatory, the property is presented for sale in good order throughout and has been internally reconfigured but can easily be returned to a three bedroom if desired. The property is further enhanced by a generous driveway and single garage.

Viewing of this attractive home is recommended to fully appreciate the location and accommodation on offer.





Terms

Council Tax

Band E

EPC

Band C

Entry

By Arrangement

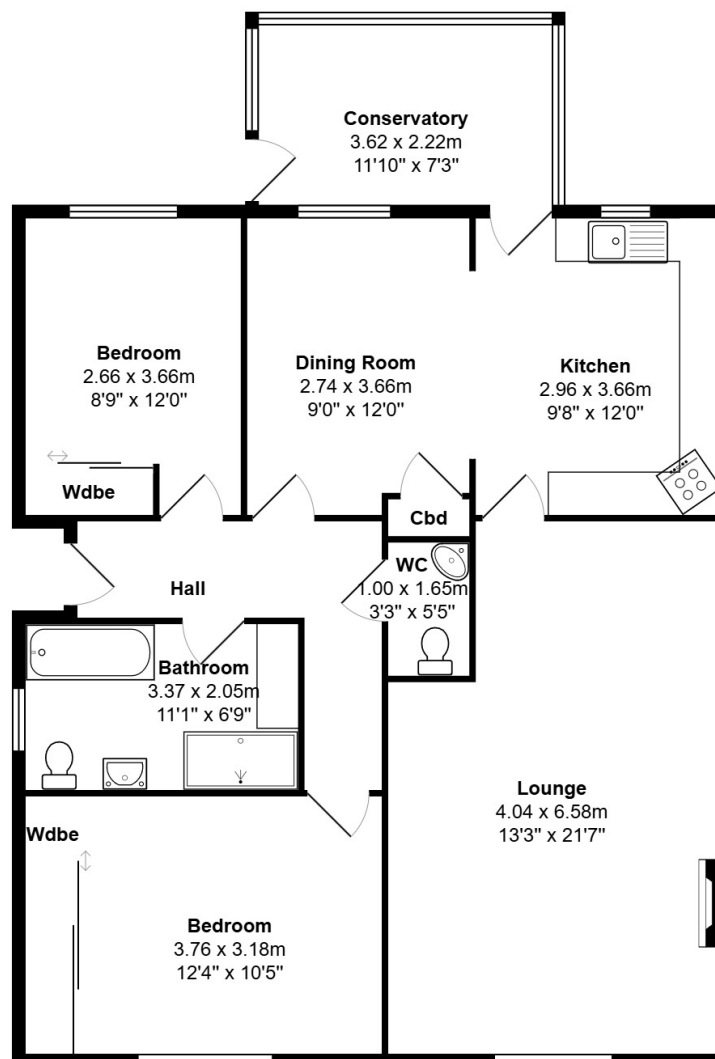
Viewing

Contact Solicitors
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- Lounge/Dining Area
- Well Appointed Kitchen
- Bright Conservatory
- Spacious Dining Room
- Two Double Bedrooms
- Bathroom and Cloakroom
- Garden and Garage
- Popular Location



These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.



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