



115 Lee Crescent North, Bridge of Don, Aberdeen
AB22 8FQ

Offers over £99,500

ONE BEDROOM MAISONETTE ON TWO FLOORS, WITH SEPARATE FULLY ENCLOSED
GARDEN AND DESIGNATED PARKING SPACE

Stronachs

115 Lee Crescent North, Bridge of Don, Aberdeen AB22 8FQ

Offers over £99,500

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this spacious ONE BEDROOM MAISONETTE on two floors. Benefitting from electric central heating and full double glazing, this property enjoys a corner location and has a garden area to the side, and further sizeable fully enclosed garden as well as designated parking space.

The accommodation comprises: Entrance Porch; spacious Lounge with picture window to front; Kitchen to rear with pantry off; most generous Master Bedroom; and Bathroom. There is also a partially floored Loft. This is a super opportunity to get on the property ladder and internal viewing is recommended.

Bridge of Don is a very popular residential area lying to the north of the city. There is an excellent choice of primary schools and secondary education is provided at Oldmachar and Bridge of Don Academies. A wide range of hotels/pubs and shops are available locally and there is an active social and recreational life with facilities ranging from a Swimming Pool, Playing Fields and an 18 Hole Golf Course to a Sports Complex which offers numerous activities. The area also has numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand, and the third Don Crossing has made the commute into the city easier than ever.

ENTRANCE PORCH

Entered via part glazed upvc door to front. Ceiling light fitting and low level meter cupboard. Window to side. Part glazed door to Lounge.

LOUNGE 12' 8" X 11' 3" (3.86M X 3.43M)



Spacious Lounge, with picture window to the front allowing natural light. Laid with quality flooring, open tread stairs lead to the upper floor accommodation. Ceiling light fitting and wall mounted heater. Television point. Sliding door to Kitchen.

KITCHEN 10' 4" X 5' 2" (3.15M X 1.57M)



Fitted with a range of wall and base units with complementing work surfaces. The integrated appliances include oven and halogen hob with extractor hood over, with space for washing machine. Inset sink and drainer. A large pantry cupboard allows excellent storage and houses the fridge. Ceiling light fitting.

UPPER FLOOR



Open tread stairs lead from the Lounge to the upper floor accommodation. There are two large cupboards allowing storage on the Landing, with smoke alarm, ceiling light fitting and hatch to Loft space.

BEDROOM 10' 8" X 10' 0" (3.25M X 3.05M)



Generous Bedroom laid with laminate flooring, with window to front and side. Ample space for bedroom furniture. Built-in cupboard allowing hanging and shelf storage. Storage heater.

BATHROOM 6' 3" X 6' 3" (1.91M X 1.91M)



Partially aqua panelled and fitted with a three piece suite comprising wash hand basin and toilet pedestal in vanity, and bath with shower over. Ceiling light fitting and window to front.

EXTERNAL



There is an area of garden ground to the front and side of the property. A path leads to a fully enclosed and private large garden, laid to gravel for ease of maintenance, with patio area, shed and rotary closed drier. There is also a designated parking space.

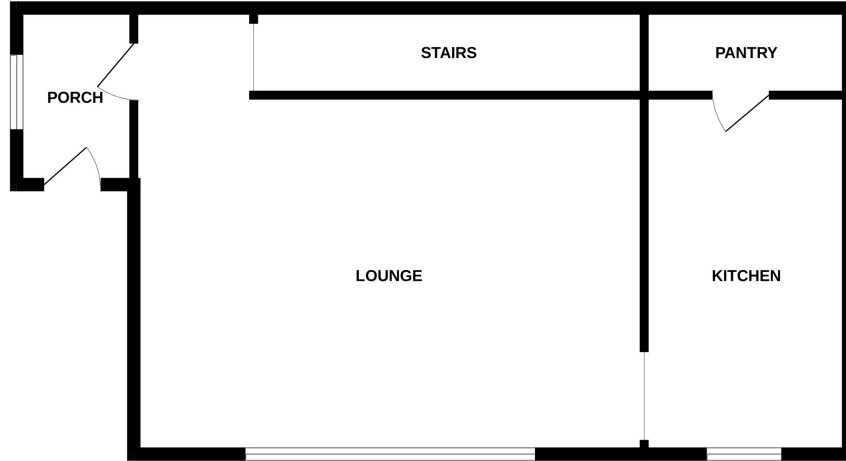
EXTRAS

The property is to be sold as seen, with all furniture included, if required.

COUNCIL TAX BAND - B

EPC BANDING - D

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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