



293

Lee Crescent North
Bridge of Don, Aberdeen AB22 8GF



mackinnons
solicitors



A uPVC door with decorative glazed section leads to a bright vestibule with fitted cupboard housing the electricity fuse box. This area leads directly into a well proportioned lounge which offers ample space for a range of furnishings and features a large picture window overlooking the front of the property. A part glazed door gives access to a well appointed kitchen, fitted with a range of units with integrated and free standing appliances. The galley style kitchen offers breakfast bar seating, the gas central heating boiler is located within a wall unit. Accessed via the kitchen and forming an extension to the rear of the property is a versatile room which would make an ideal dining room or further sitting room if desired. This bright room benefits from double French doors to the fully enclosed rear garden.

From the lounge a carpeted open tread staircase leads to the upper landing and remaining accommodation. Situated on the upper floor are two spacious double bedrooms, both with fitted wardrobe facilities. A modern family bathroom fitted with a white suite, shower over the bath and glazed screen alongside completes the accommodation.

Externally, the front garden is enclosed by low level decorative railing incorporating double gates to a paved driveway, an area of grass features several mature shrubs. A high level timber gate to the side of the property leads to the fully enclosed rear garden, screened by high level timber fencing/stone walls, this area is fully laid to paving/stone chips for easy maintenance. Timber shed will remain in the sale.

Located within a well established area of Bridge of Don, we offer for sale this deceptively spacious two public room/two bedroom semi detached villa. The light and airy home has been extended to the rear and benefits from gas fired central heating and uPVC double glazing. Externally the property is further enhanced by a driveway and fully enclosed low maintenance garden to the rear. Bridge of Don is a popular area lying to the north of Aberdeen which boasts a choice of primary and secondary education along with a variety of local amenities.





Terms

Council Tax

Band C

EPC

Band D

Entry

By Arrangement

Viewing

Contact owner on

07542 990085

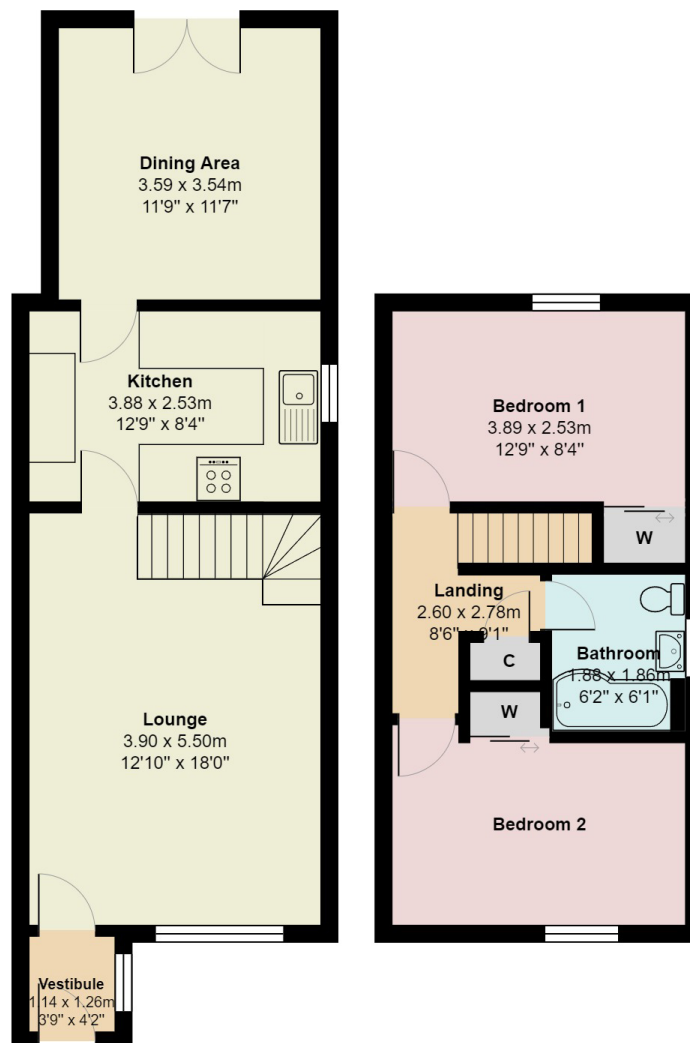
or Solicitors on

01224 868687

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- Light and Airy Lounge
- Well Appointed Kitchen
- Spacious Dining Room
- Two Double Bedrooms
- Modern Bathroom
- Garden and Driveway
- Popular Residential Area
- Gas Central Heating



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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