



160

Lee Crescent

Bridge of Don, Aberdeen AB22 8FL



mackinnons
solicitors



Entered via a hardwood door with decorative glazed panel. A 15 pane door leads to the lounge.

A light and airy lounge features a picture window overlooking the front of the property. This well proportioned room allows access to the dining kitchen and stairs to the upper floor.

A well appointed dining kitchen is fitted with a range of wall and base units in a modern white gloss finish. Ample roll front work surfaces and splashback tiling. The integrated halogen hob with extractor canopy, double oven/grill will be included in the sale along with the free-standing fridge/freezer and washing machine. Ample space for a breakfast table and chairs. Central heating boiler is concealed within a wall unit. Part glazed uPVC door with window alongside to the rear garden.

From the lounge a wooden open tread staircase with wooden handrail leads to the upper floor and remaining accommodation. Hatch with Ramsay style ladder allows access to the part floored attic space.

There are two spacious double bedrooms located on the first floor.

A centrally set bathroom is fitted with a white three piece suite completes the accommodation.

Externally, the front garden is fully laid to stone chips for easy maintenance. The fully enclosed rear garden is screened by high level timber fencing, a paved terrace and path leads to the gated access to the driveway and allocated parking to the rear.

We offer for sale this deceptively spacious two bedroom mid terrace villa. Situated within a quiet cul-de-sac in the popular Aberdeen suburb of the Bridge of Don within walking distance of the local primary school, Old Machar Academy, health centre and supermarkets.

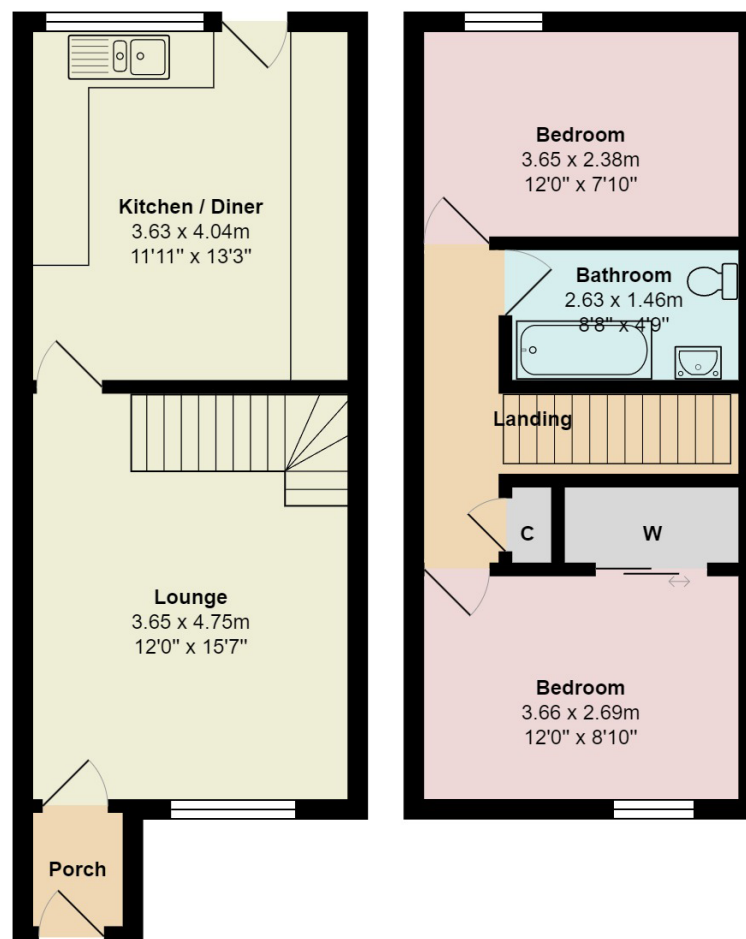
The property benefits from gas central heating and double glazing throughout and is further enhanced by an exclusive garden and allocated parking to the rear.

Lee Crescent is situated within the popular Bridge of Don suburb, which is located to the north side of Aberdeen and linked to the city by excellent commuter roads and good public transport facilities.





- Generous Lounge
- Well Appointed Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Low Maintenance Garden
- Allocated Parking



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.

Terms

Council Tax
Band C

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By Arrangement

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