



271 Lee Crescent North,
Bridge of Don, Aberdeen, AB22 8GF

Offers around **£120,000**

**ledingham
chalmers**
estate agency



Lounge



Lounge



Kitchen/Diner

Two bedroom mid terraced dwelling with garden and driveway

- Ideal purchase for first time buyers or couples alike
- Spacious front facing Lounge
- Fully fitted Kitchen with white goods included
- Two generous double Bedrooms
- Family Bathroom with shower over bath
- Low maintenance rear Garden



Two beds.



One bathroom.



One public room.

Situated within the ever-popular Bridge of Don area of the city, this two bedroom mid terraced villa proposes the ideal opportunity for first time buyer or couples.

The property is laid out across two floors and benefits from gas central heating and double glazing throughout. There is also a driveway which provides convenient off street parking.

The home is entered into the vestibule which adds a layer of privacy to the home and gives way to the front facing lounge.

Affording a good range of space for a variety of furnishings, the lounge enjoys pleasant views to the front via the large picture window and provides access to the first floor via the stairwell.

To the rear of the home, the kitchen is fitted with a wide range of wall, base and drawer units, overlaid with complimenting work surfaces with stainless steel sink and drainer. All white goods will be included within the sale. Direct access to the rear garden is also located here.

The open staircase ascends to the first floor landing which benefits from a built in storage cupboard.



Kitchen/Diner



Bedroom



Bedroom

The first bedroom is situated to the front of the home, a comfortable double boasting a built in wardrobe with mirrored sliding doors as well as ample space for additional free standing furniture.

Enjoying a pleasant outlook over the rear garden, the second well proportioned double bedroom also benefits from a built in mirrored wardrobe.

Completing the accommodation is the family bathroom comprising shower over bath, WC and wash hand basin.

The fully enclosed rear garden is conveniently laid with slabs making this a fabulous low maintenance space which is ideal for outdoor entertaining,

Early viewing is highly encouraged.



Bedroom

Accommodation

Porch	4'6" x 5'6"	1.37m x 1.68m
Lounge	12'8" x 18'1"	3.86m x 5.51m
Kitchen/Diner	12'8" x 8'10"	3.86m x 2.69m
Bedroom	11'0" x 8'3"	3.35m x 2.52m
Bedroom	13'1" x 8'7"	3.99m x 2.62m
Bathroom	6'6" x 6'2"	1.98m x 1.88m



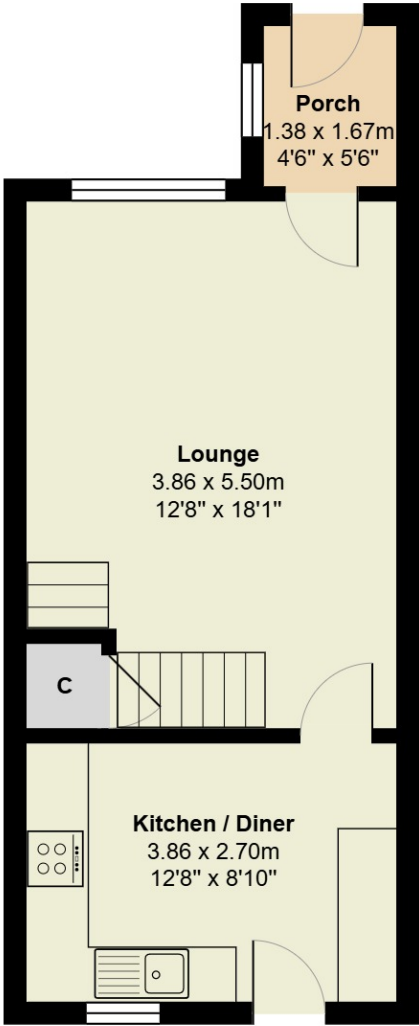
Bedroom



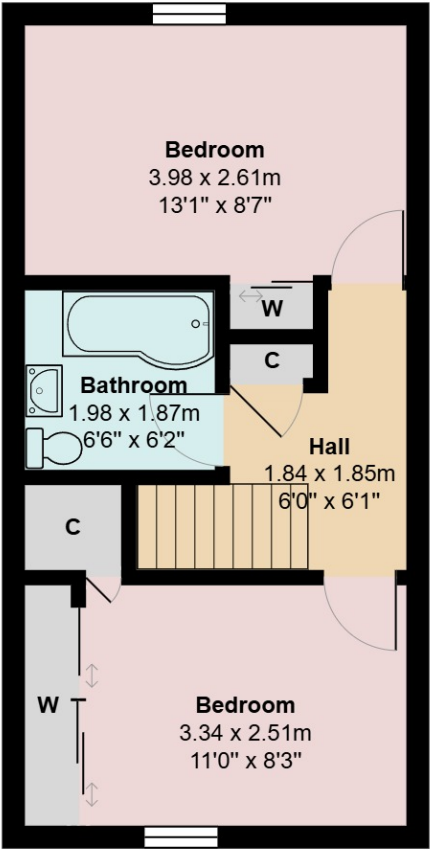
Garden

Floorplan

271 Lee Crescent North



Ground Floor



First Floor

Directions

Travelling north on King Street, cross over the Bridge of Don onto Ellon Road. Continue ahead, taking the first exit at the AECC roundabout onto The Parkway. At the next roundabout take the third exit onto Scotstown Road and then turn left at the traffic lights onto Jesmond Drive. Continue along for some distance before turning left onto Lee Crescent and then taking the third right onto Lee Crescent North.

Location

Lee Crescent North 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 road and good public transport facilities. The area features an excellent choice of Primary and Secondary schooling, a wide range of shops including an ASDA supermarket and Tesco 24 hour extra at nearby Danestone. There is also a range of recreational facilities including swimming pool, playing fields, ten pin bowling and eighteen hole golf course. The area is also particularly convenient for the industrial and office complexes at Bridge of Don, Dyce and Aberdeen Airport, with easy access to the south of the city via the AWPR.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.