



119 Lee Crescent,
Bridge of Don, Aberdeen, AB22 8FH

ledingham
chalmers
estate agency



Lounge / Dining Room



Lounge / Dining Room



Kitchen

Three bedroom semi-detached dwellinghouse with garage

- Convenient location with close amenities nearby
- Quiet street in a popular residential area in Bridge of Don
- Bright and airy Lounge on open plan with Dining Room
- Three well proportioned Bedrooms
- Fully enclosed Garden to rear with high degree of privacy
- Driveway to front leading to Single Garage



Three beds.



One bathroom.



Two public rooms.

We are delighted to offer for sale this well-proportioned three bedroom semi-detached dwelling situated within a popular residential area of Bridge of Don.

This fantastic property offers comfortable family accommodation together with a garage, driveway and private rear garden. The property further benefits from gas central heating, double glazing and excellent storage facilities throughout.

Upon entering, you are immediately welcomed into the hallway which is light and airy and leads through to all accommodation. The hallway boasts an under stair cupboard providing excellent storage space and a carpeted staircase provides access to the upper floor accommodation.

The lounge is on open plan with the dining room, with a dual aspect allowing natural light to flood the room from both sides. This superb space provides a versatile principal living space suitable for both everyday family living and entertaining.

The kitchen is conveniently positioned with direct access to the rear garden, providing an excellent connection between the internal and external living spaces. The kitchen has been fitted with a range of base and wall mounted units with co-ordinating work surfaces incorporating a stainless steel sink and drainer and a range of appliances, all of which are to remain.

The carpeted landing boasts a window to the side, airing cupboard providing additional storage and a hatch provides access to the partially floored and insulated loft by way of a pull down ladder.



Bedroom



Bedroom



Bedroom



Bathroom

There are three bedrooms on the upper floor, two double bedrooms, both offering ample storage with built-in wardrobes, neutral decor and carpeting. The third bedroom is a single room which enjoys a front facing aspect and would be an ideal children's bedroom, nursery or office for those working from home.

The family bathroom is fitted with a shower over the bath, WC and wash hand basin set into vanity and finished with a heated towel rail and aqua panel to the walls.

Externally, the front garden is laid in lawn with a driveway to the side providing off street parking and leading to the single garage with up and over door.

To the rear of the property is a fully enclosed private garden, offering an excellent outdoor space for families and entertaining. The garden is mainly laid to lawn and features a fantastic patio area, ideal for outdoor dining, relaxing and enjoying the garden during the warmer months. Further benefits include an external water tap and established vegetable patches, providing an excellent opportunity for those with an interest in gardening or growing their own produce. The garden also enjoys a particularly pleasant degree of privacy, with no properties directly overlooking the rear garden.

Accommodation

Lounge	9'5" x 13'3"	2.87m x 4.04m
Dining Room	7'11" x 11'1"	2.41m x 3.38m
Kitchen	7'8" x 11'1"	2.34m x 3.38m
Bedroom	9'6" x 12'8"	2.9m x 3.86m
Bedroom	9'9" x 9'2"	2.97m x 2.79m
Bedroom	7'4" x 9'9"	2.24m x 2.97m
Bathroom	5'10" x 5'10"	1.78m x 1.78m
Garage	9'7" x 19'6"	2.92m x 5.95m



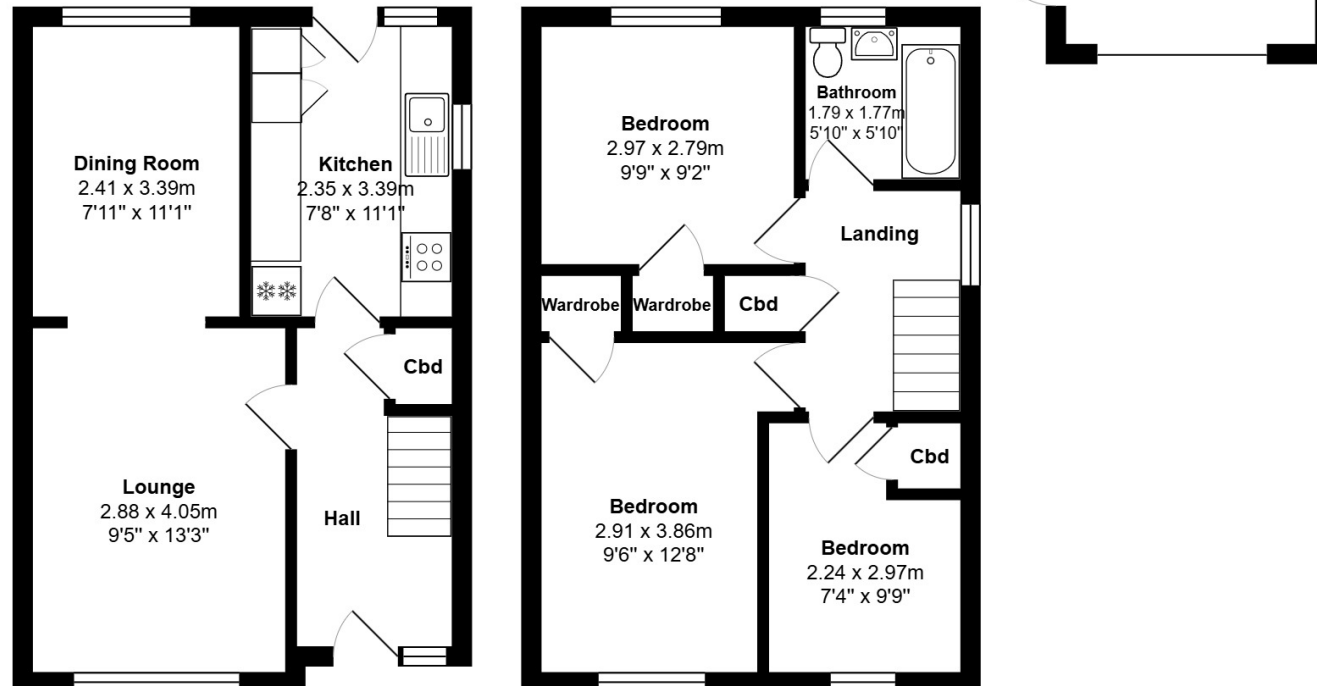
Rear Garden



Rear Garden

Floorplan

119 Lee Crescent



Directions

Travelling north on the Aberdeen to Ellon Road at the second roundabout take the first exit onto the parkway. Continue ahead and at the next roundabout take the third exit onto Scotstown Road. Turn left at the traffic lights onto Jesmond Drive, follow the road round for some distance passing Asda and Oldmachar Academy, then turn left onto Lee Crescent.

Location

Bridge of Don is a popular residential area with a wealth of amenities, including primary and secondary schooling, cafes, medical facilities, sports and leisure facilities, local and supermarket shopping including Asda, Tesco and Marks & Spencer. Providing good access to transport links for the city centre and beyond, Bridge of Don is conveniently located for access to Aberdeen International Airport, TECA and the industrial estates at Bridge of Don and Dyce. Anderson Drive and the AWPR allow access to the north and south of the city.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

lcea.com

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.