



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

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chalmers**
estate agency



Lounge



Lounge



Lounge

One bedroom self-contained maisonette

- Fantastic location in a quiet residential street
- Superb storage facilities throughout
- Generous Gardens to both front and rear
- Exclusive Parking Space and further Visitors Parking
- Bright and airy Lounge with front facing aspect
- Local amenities nearby including shops, doctor and dentist



One bed.



One bathroom.



One public room.

Enjoying a quiet location within the popular residential area of Bridge of Don, we are delighted to offer for sale this one bedroom self-contained maisonette.

In tasteful decorative order throughout and with recently fitted carpets, the property has been well maintained and benefits from two generous gardens, private parking and excellent storage facilities.

The entrance vestibule provides direct access into the bright and airy lounge which is well proportioned with two large windows enjoying a front facing aspect and ensuring the room is flooded with natural light. The room is finished in fresh neutral décor, laminate flooring and a sliding door provides access to the kitchen.

The kitchen is fully equipped with a range of base and wall mounted units with co-ordinating work surfaces incorporating a stainless steel sink and drainer with splashback tiling behind and a range of integrated appliances including oven, hob and extractor above. The dishwasher, washing machine and fridge freezer are all freestanding and are to be included in the sale.

A carpeted staircase leads to the upper floor landing where you will find a hatch to the partially floored loft with ladder and light, built-in wardrobe and further built-in cupboard which is shelved and houses the boiler.



Kitchen



Bedroom



Bedroom



Bathroom

There is a well proportioned double bedroom which is decorated in neutral tones with complimenting carpeting and enjoys a dual aspect with large windows allowing natural light to flood the space. There is a built-in cupboard with shelf and hanging space providing excellent storage, and plenty space for free standing bedroom furniture

The bathroom completes the internal accommodation and is fitted with a shower over the bath set into tiles, WC and wash hand basin.

Externally, there is an exclusive parking space directly outside the property and further visitors parking available. There is a garden directly in front of the property which is laid to lawn with mature shrubs and trees in the borders. A shared path provides access to an exclusive garden at the rear which is laid in lawn with an area of chippings, large decking area and a sizeable shed which is useful for further storage.

This would be an excellent purchase for a first time buyer, professional couple or buy to let investor. Internal viewing is highly recommended to appreciate the accommodation and location on offer.

Accommodation

Vestibule	4'4" x 4'0"	1.32m x 1.22m
Lounge	12'7" x 11'4"	3.84m x 3.46m
Kitchen	13'0" x 3'8"	3.96m x 1.12m
Upper Hallway	4'3" x 4'0"	1.3m x 1.22m
Bedroom	9'4" x 7'11"	2.85m x 2.41m
Bathroom	6'4" x 6'4"	1.93m x 1.93m



Exterior



Rear Garden

Floorplan

Directions

From Ellon Road at the old AECC roundabout, turn left onto The Parkway and at the next roundabout turn right into Scotstown Road continuing to the next set of traffic lights turning left into Jesmond Drive. Follow road round passing Oldmachar Academy on the right and then turn onto Lee Crescent on the left. Follow this round into its continuation into Lee Crescent North.

Location

Situated in a friendly neighborhood, Lee Crescent North boasts a fantastic location with easy access to local amenities, schools, and parks. Residents enjoy the convenience of nearby shops and services, making daily errands a breeze. Additionally, the area offers excellent transport links, allowing for effortless commutes to the city centre and beyond. With Aberdeen's vibrant culture, stunning coastal scenery, and a host of recreational activities close at hand, this property not only provides a great investment opportunity but also the chance to embrace a lively and fulfilling lifestyle.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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