



**305 Lee Crescent North, Bridge of Don,
Aberdeen, Aberdeenshire, , AB22 8GF**

Price
**Offers over
£125,000**

Property Features

- Situated in a popular established residential development by Wimpey Homes one of Britain's foremost house builders this mid terraced villa occupies an enviable position in a quiet cul-de-sac and would be an ideal home for the young family. The property enjoys the benefits of gas central heating, double glazing and has a fitted Kitchen with integrated and freestanding appliances all of which are to remain and with possible dining space with the private enclosed rear garden offering a seasonal extension to the living accommodation with its decked area. The garden shed and outside store are both to remain.

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Property Summary

(Ground Floor) Vestibule: Vestibule with uPVC exterior door with leaded glass panel, meter cupboard. Lounge: 4.69m x 3.58m (15'5" x 11'9") approx. Nicely proportioned bright airy Lounge with

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(Ground Floor)

Vestibule: Vestibule with uPVC exterior door with leaded glass panel, meter cupboard.

Lounge: 4.69m x 3.58m (15'5" x 11'9") approx. Nicely proportioned bright airy Lounge with pleasant sunny aspect and with open tread stair to upper floor, curtain pole, dado rail, TV point and possible space for dining.

Kitchen: 3.50m x 2.38m (11'6" x 7'10") approx. Well equipped Kitchen with an extensive range of base and wall units with beech doors and trim with coordinating granite effect worksurfaces with tiling above, integrated Four Ring Ceramic Hob with Double Oven below, stainless steel splashback behind and Extractor above, track with four spotlights, stainless steel sink unit with mixer tap, Hotpoint Washing Machine and Fridge/Freezer both of which are to remain, larder unit, laminate flooring, Breakfast Bar Area, uPVC glazed exterior door to rear garden.

(First Floor)

Hall: Hall with access hatch to loft, airing/linen cupboard.

Bedroom: 3.55m x 2.08m (11'8" x 6'10") approx. Double Bedroom to front with dado rail and double fitted wardrobe with shelf, hanging space and two sliding mirror doors.

Bedroom: 2.94m x 2.61m (9'8" x 8'7") approx. Double Bedroom to rear.

Bathroom: Part tiled Bathroom with full suite, pine lined ceiling, W.C with pine toilet seat, W.H.B set into pine vanity unit both with large wall mirror behind, shower attachments and taps at bath, ceramic floor tiles, usual small fitments, towel rail.

Loft: Insulated Loft.

(Other Information)

The floor finishes, curtains and light fitments together with the integrated and freestanding white goods in the Kitchen are all to be included in the price.

(Outside)

Front Garden The front garden laid out in astroturf with wrought iron gate and railings.

Rear Garden The enclosed rear garden offers a seasonal extension to the living accommodation being laid out with areas of granite chips, a decked area, rotary clothes drier, garden shed and implement store.

Parking Allocated parking space. Visitors parking.

Description to be updated

Map

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