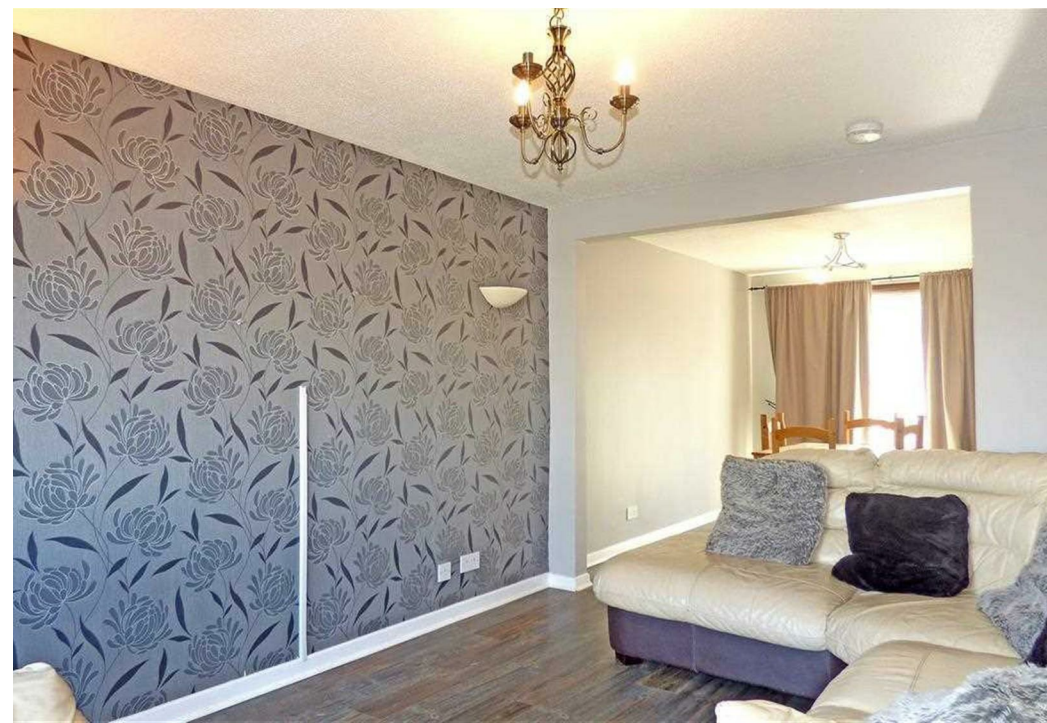


Lee Crescent, Bridge Of Don, Aberdeen, AB22 8FG

Offers Over £182,000

Council Tax Band: D



THREE BEDROOM SEMI DETACHED HOUSE FOR SALE!!

Located in this sought-after neighbourhood of Bridge of Don, this three bedroom semi-detached home offers spacious accommodation over two floors, decorated in neutral tones and enjoys the modern comforts of gas central heating and double glazing.

The accommodation comprises of a welcoming entrance vestibule which leads to a spacious Lounge on open plan with the dining area and a beautifully appointed fitted Kitchen on the ground floor level.

On the first floor are three Bedrooms and a family bathroom. Gas central heating and Double glazing.

Externally, the front of the property benefits from easy maintenance area of garden. It also has a single garage as well as its own driveway with ample parking space. The enclosed rear garden is mainly laid with paving and forms an ideal and safe playing area for children.

All white goods are included in the sale. While the Sellers believe them to be in reasonable working order, their condition is not warranted and will not be warranted in any sale and purchase contract to follow

Bridge of Don is a popular residential suburb which lies to the north of Aberdeen City Centre and has an excellent range of amenities of local shops and supermarkets including an Asda Superstore, Tesco superstore, everyday shops, primary and secondary schools and health centres. Leisure facilities include community centre with swimming pool, a state-of-the-art private fitness club in nearby Danestone, pleasant river walks at Brig o' Balgownie and along the estuary at Bridge of Don. The area is convenient for access to Aberdeen International Airport, the oil-related offices at Bridge of Don and Dyce, with a public transport service operating to and from the city centre.



Open House Aberdeen



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	