

**FOR SALE**



**Lee Crescent, Bridge Of Don**

**2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow**

**Offers In Region Of £177,000**

  
**MARTIN&CO**



- Gas Central Heating
- 2 bedroom bungalow
- Tierd Garden
- Off Street Parking
- Bridge of Don
- LARN1905074

Lovely Lee Crescent – Click on Virtual Tour Tucked away within a quiet and well-established residential setting, this attractive two-bedroom bungalow offers comfortable, single-level living in a highly desirable location. Well presented throughout, the property is ideally suited to first-time buyers, downsizers, or anyone seeking a peaceful home with excellent local amenities close by.

The accommodation comprises a bright and spacious lounge, a modern, well-equipped kitchen, two well-proportioned bedrooms, and a contemporary wet room. Externally, the fully enclosed rear garden provides a private and low-maintenance space for relaxing or entertaining, while the front driveway offers convenient off-street parking.

Situated on Lee Crescent, the property enjoys easy access to shops, schools, transport links, and green spaces, making it a superb option for a wide range of buyers. Early viewing is highly recommended to fully appreciate the comfort, convenience, and location on offer.

Excellent Location with Convenient Amenities

Local shops and supermarkets

Primary and secondary schools

Health centres and pharmacies

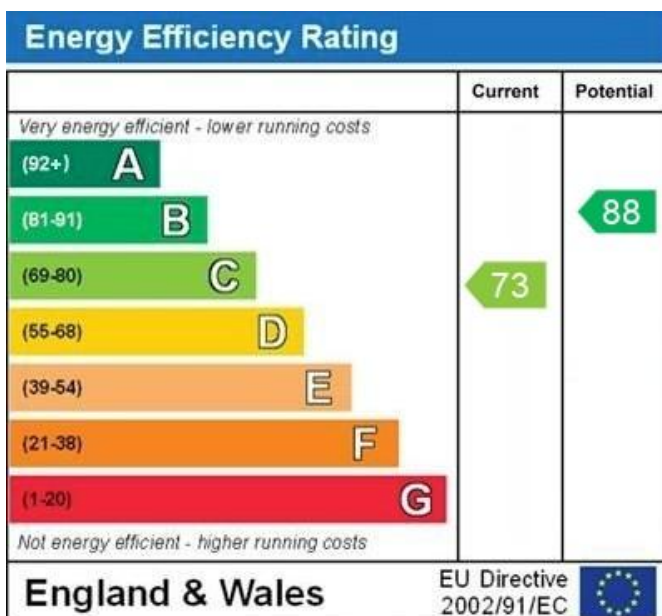
Parks and green spaces for walking and recreation

Public transport links to the city centre and surrounding areas

Cafés, takeaways, and restaurants

Community centres and leisure facilities

This well-connected location combines everyday convenience with a pleasant residential atmosphere.





**KITCHEN** The kitchen is a modern and highly functional space, finished with sleek grey cabinetry complemented by brushed steel handles and a stylish dark tiled splashback. Marble-effect worktops run along both sides of the galley-style layout, providing generous preparation space.

The kitchen is well equipped with an integrated electric oven, ceramic hob, stainless steel extractor hood, and includes a freestanding washing machine, dishwasher, under-counter fridge, and freezer. A stainless steel sink with drainer sits beneath a window, allowing natural light to brighten the space. Wall-mounted cupboards offer excellent storage, making this an efficient and well-organised kitchen ideal for everyday living.

**LOUNGE** The generously sized lounge provides an inviting and versatile living space, perfect for both relaxing and entertaining. Large windows allow an abundance of natural light to fill the room while offering pleasant views over the rear garden. The layout allows flexibility for a range of furniture arrangements, creating either a cosy retreat or a welcoming social space.

**BEDROOM 1** A bright and comfortable double bedroom overlooking the front garden. The room benefits from built-in storage, offering a practical solution for organisation while maintaining a calm and uncluttered feel. An ideal main bedroom or comfortable guest room.

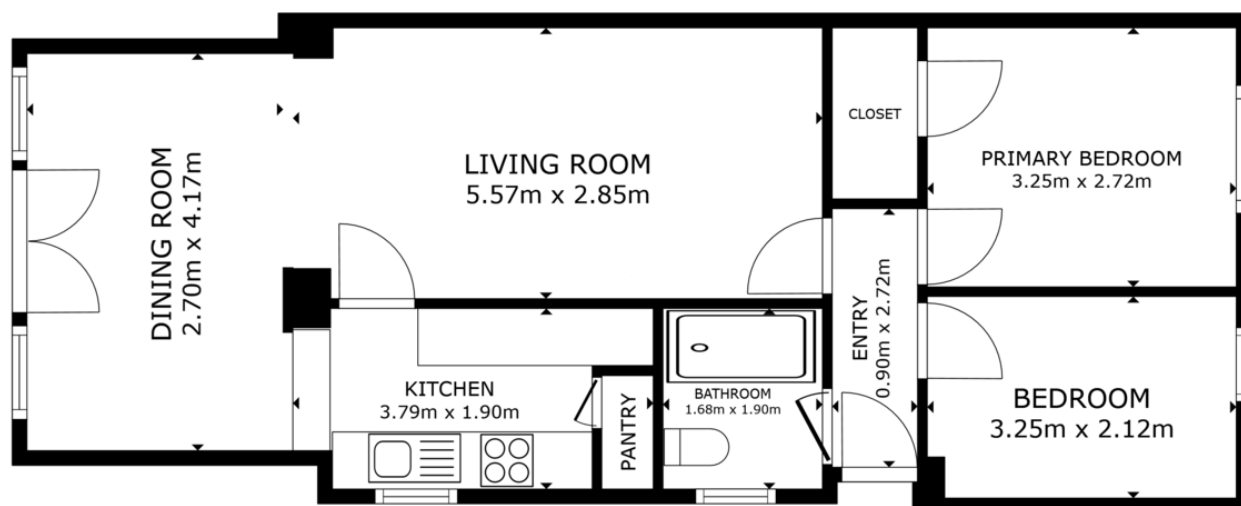


**BEDROOM 2** The second bedroom also faces the front of the property and enjoys a pleasant open outlook and good natural light. Ideal as a single bedroom, home office, or hobby room, this space offers excellent flexibility to suit individual needs.

**BATHROOM** The property features a modern wet room designed with accessibility in mind. It includes a walk-in electric shower with foldable safety screens, wall-mounted grab rail, and height-adjustable showerhead. Additional features include a chrome heated towel rail, corner shelving, and a mirrored wall cabinet providing useful storage. Finished with easy-clean wall panels, the space is both practical and low maintenance with a contemporary feel.

**GARDEN** The property benefits from a private rear garden, designed for ease of use and low maintenance. A spacious paved patio area provides an ideal spot for outdoor seating, dining, or entertaining, with ample room for garden furniture or a BBQ setup. Beyond the patio, a lawn is bordered by mature fencing and established greenery, creating a pleasant and secure outdoor environment. The garden enjoys a good level of privacy and offers a practical balance between hard landscaping and green space, making it suitable for both relaxation and light gardening. Overall, this is a versatile and attractive outdoor area that complements the bungalow's easy-living appeal.





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 59.6 m<sup>2</sup>  
TOTAL : 59.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Aberdeen

123-125 Rosemount Place • • Aberdeen • AB25 2YH  
T: 01224 63 65 00 • E: aberdeen@martinco.com  
Letting Agent Registration No. LARN1905074

**01224 63 65 00**  
<http://www.martinco.com>



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