



50 Lee Crescent North,  
Bridge of Don, Aberdeen, AB22 8FP



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We are delighted to present for sale this ONE BEDROOM MAISONETTE which is located within the popular residential area of Bridge of Don. Enjoying the comforts of electric heating and double glazing, the property provides the ideal purchase for first time buyers or young couples. It is believed that gas is available into the property so a central heating system could be installed.

On entering the property, the vestibule is most welcoming providing space for coats. The bright and airy lounge is generously proportioned and can accommodate a range of free standing furniture as desired. The kitchen is fitted with wall, base and drawer units and a storage cupboard provides additional storage space.

Upstairs, the hallway benefits from two built in storage cupboards. The excellent sized double bedroom also boasts built in storage. Completing the accommodation is the bathroom which is fitted with a white three piece suite incorporating a shower over the bath.

Externally, the front garden is of good size and is mainly laid to lawn with a border of stone chippings. To the side of the property is an enclosed garden which is laid with stone chippings. Off street car parking is available on the paved driveways.

### Directions

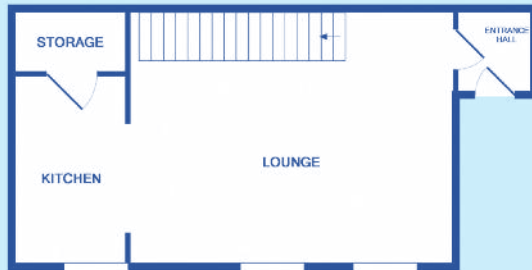
Travelling from Union Street continue onto King Street and proceed straight over the Bridge of Don onto Ellon Road. At the Exhibition Centre roundabout turn left onto the Parkway and at the next roundabout turn right onto Scotstown Road. At the traffic lights turn left onto Jesmond Drive, follow this road a good distance along passing Asda supermarket and Lee Crescent North is situated on the left hand side.

### Area Description

Bridge of Don is a popular suburb situated to the north of the City and is linked by an excellent commuter road and well served by public transport. The area offers an excellent choice of both primary and secondary schooling, a wide range of shops including and ASDA supermarket and a 24 hour Tesco Extra at nearby Danestone.







## Ground floor

Entrance Vestibule	1.37m x 1.24m	(4'6" x 4'1")
Lounge	3.86m x 3.43m	(12'8" x 11'3")
Kitchen	3.3m x 1.35m	(10'10" x 4'5")

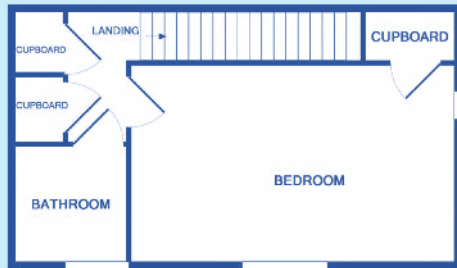
## First floor

Hallway	3.4m x 1.88m	(11'2" x 6'2")
Bedroom	3.43m x 3.05m	(11'3" x 10')
Bathroom	1.9m x 1.9m	(6'3" x 6'3")

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For more information or to register your interest, please contact:

**Aberdein Considine,**  
**115 Victoria Street, Dyce,**  
**Aberdeen, AB21 7AX**  
**01224 723737**

**dyce@acandco.com**  
**@ AC\_Dyce**  
**acandco.com**

## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services,** equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. **Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

