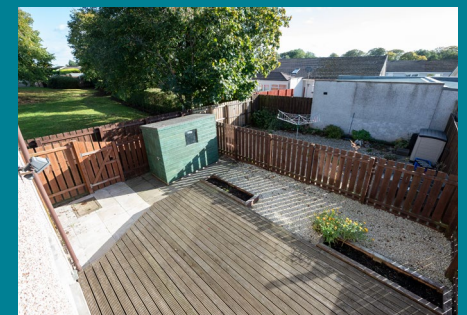




## SELF CONTAINED MAISONETTE

426 LEE CRESCENT NORTH  
BRIDGE OF DON  
ABERDEEN, AB22 8GT

VESTIBULE  
LOUNGE  
KITCHEN  
UPPER HALL  
DOUBLE BEDROOM  
BATHROOM  
GAS C.H. & D.G  
EXCLUSIVE GARDEN  
PARKING SPACE



**GAVIN BAIN  
& COMPANY**  
Solicitors & Estate Agents



Offers Over

**£99,500**

Enjoying a pleasant location tucked away in the corner of a quiet cul-de-sac this spacious One Bedroom Self contained Maisonette is within easy walking distance of all local amenities. Tastefully presented in neutral tones the property also benefits from gas fired central heating and is fully double glazed.

Entered via a freshly presented vestibule which leads through to the bright and airy lounge which enjoys dual aspects to the front and side of the property over the south facing garden. The lounge is freshly presented in neutral tones and finished with laminate wood flooring. A sliding door leads from the lounge to the fully fitted kitchen which benefits from an integrated oven, hob and extractor hood and also enjoys views over the south facing garden. An open tread, carpeted staircase leads from the lounge to the upper hallway which is fitted with two built in storage cupboards, one of which is fitted with a desk unit, power and light and could be used as a small office space, the other is shelved. An access hatch and ramsay style ladder leads from the upper hall to the large fully floored loft space which provides excellent additional storage space with shelving and a light. The generously proportioned double bedroom also benefits from dual aspect outlooks to the front and rear, has been decorated in neutral tones and has a fitted wardrobe with sliding mirror doors. Completing the accommodation is the freshly presented bathroom, fitted with a modern three piece white suite with tiled splashbacks and a shower fitted above the bath. All white goods and items of furniture may be included in the sale.

#### LOCATION

Bridge of Don is a popular residential area lying to the north of the city, with an excellent choice of primary schools and secondary education provided at Old Machar and Bridge of Don Academies. Ample shopping, sports and recreational facilities are also located nearby. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand whilst the area is well served by public transport to the City Centre and beyond.

#### VESTIBULE

#### LOUNGE

#### KITCHEN

#### UPPER HALL

#### DOUBLE BEDROOM

#### BATHROOM

**3.83m x 3.47m (12`7" x 11`5") approx**

**3.83m x 1.60m (12`7" x 5`3) approx**

**3.27m x 3.04m (10`9" x 10`0") approx**

**1.87m x 1.62m (6`2" x 5`4") approx**

#### OUTSIDE

An exclusive, fully enclosed area of garden to the side of the property enjoys a pleasant south facing aspect and has been attractively finished with a large raised wooden deck area, a paved patio and an area finished with granite chippings. Wooden garden shed. Outside water tap. Exclusive parking space to the front of the property.

#### DIRECTIONS

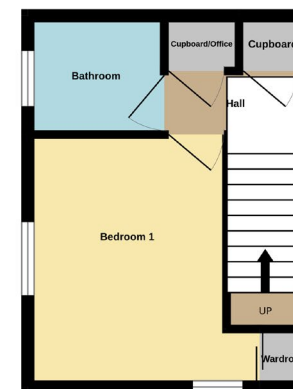
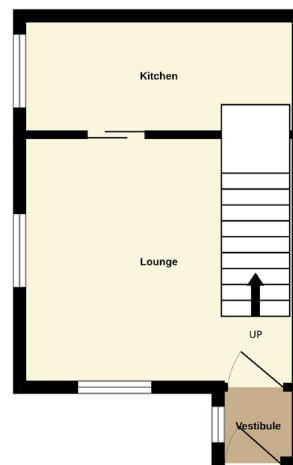
Travelling from Union Street continue onto King Street and proceed straight over the Bridge of Don onto Ellon Road. At the former Exhibition Centre roundabout turn left onto the Parkway and at the next roundabout turn right onto Scotstown Road. Continue to the next set of traffic lights and turn left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

#### VIEWING

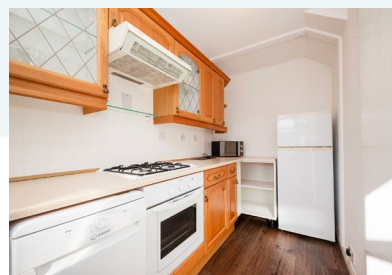
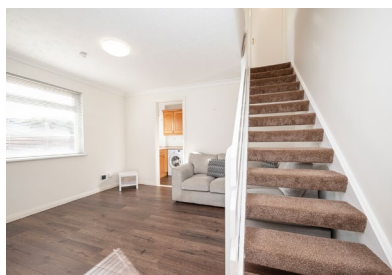
By contacting Selling Agents.

#### Disclaimer

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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