

122 McIntosh Crescent

DYCE, ABERDEEN, AB21 7AG



*Immaculate three-bed haven, blending
modern elegance and functionality*



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Discover the epitome of comfortable living in this exquisite three-bedroom detached home. Impeccably maintained by its current owners, this residence offers a blend of contemporary style and practicality.

THE LOUNGE



Step into the spacious lounge, a haven for relaxation after a long day. The heart of the home lies in the stunning open-plan modern kitchen/ dining room. Adorned with wood surfaces and glossy cupboards, this space is an entertainer's delight. Integrated appliances and a clever breakfast bar with stools make it perfect for morning coffees and leisurely paper reads.

THE KITCHEN/DINER

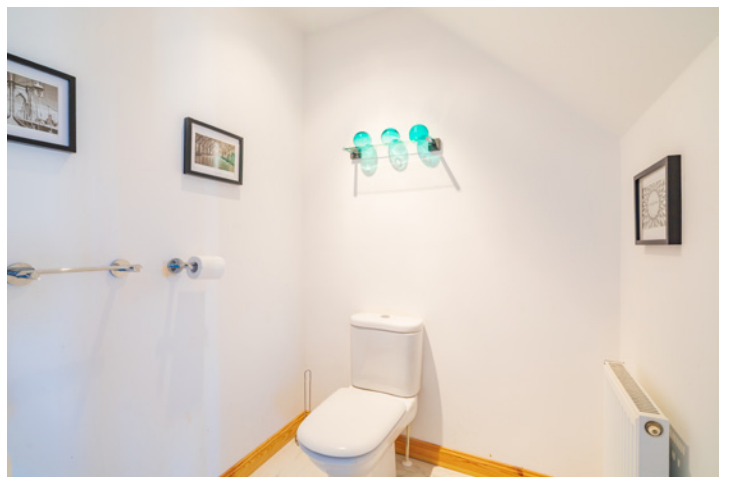


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An enchanting touch awaits with the addition of a brilliant sunroom, inviting floods of natural light. It's the ideal spot to lose yourself in the pages of a good book. The utility room seamlessly extends the kitchen's elegance, equipped with matching units. A Worcester Bosch combo boiler ensures efficient heating. A door leads to the integrated garage, completing the functional layout.

THE SUNROOM, UTILITY & WC





Upstairs, three generous double bedrooms promise peaceful nights. The family bathroom boasts a shower cubicle and a luxurious bath suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



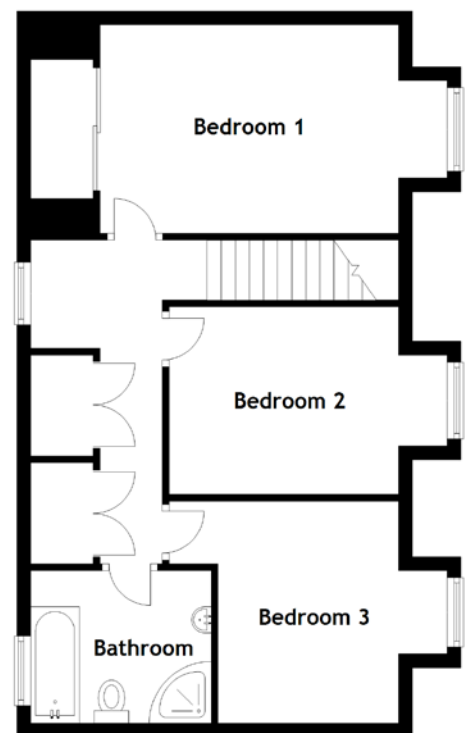
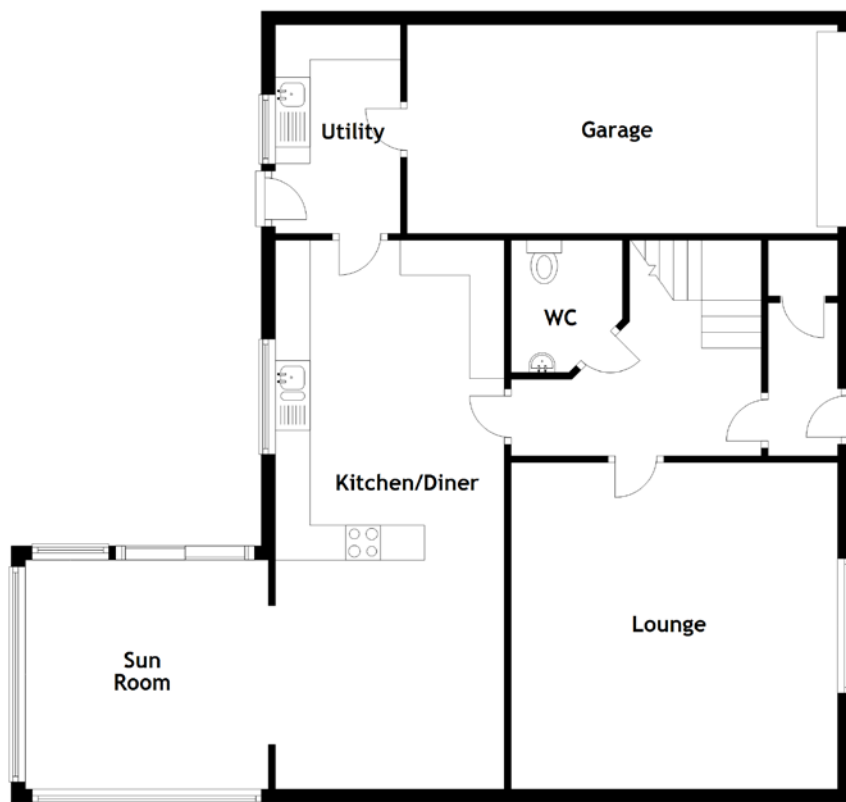
Outside, revel in a low-maintenance rear garden and ample driveway parking for the entire family's vehicles.

Don't miss the chance to make 122 McIntosh Crescent your next home, where comfort and style intertwine effortlessly.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

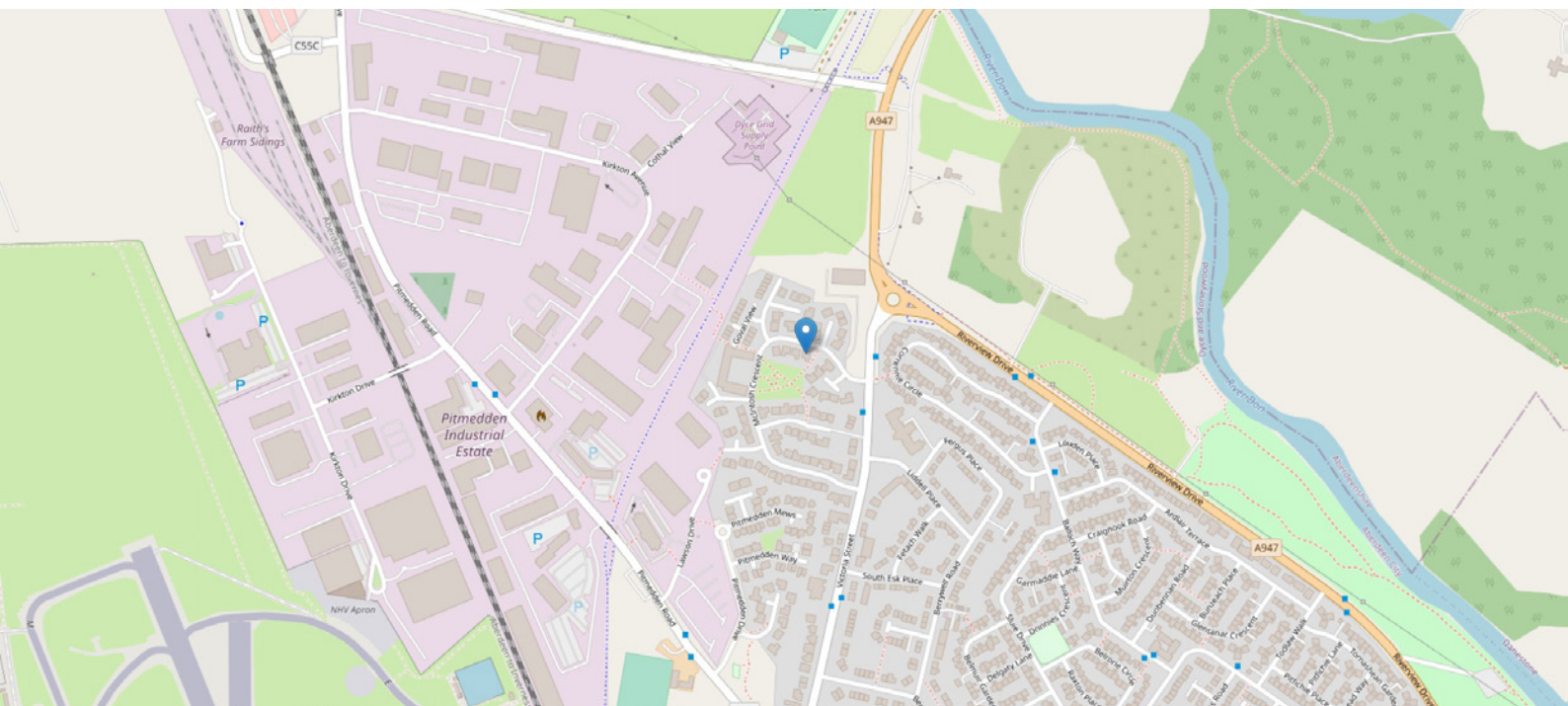
Lounge	4.70m (15'5") x 4.70m (15'5")
WC	1.90m (6'3") x 1.60m (5'3")
Kitchen/Diner	7.90m (25'11") x 3.30m (10'10")
Sun Room	3.50m (11'6") x 3.30m (10'10")
Utility	3.00m (9'10") x 1.80m (5'11")

Garage

Bedroom 1	6.20m (20'4") x 3.00m (9'10")
Bedroom 2	5.00m (16'5") x 3.00m (9'10")
Bedroom 3	4.00m (13'2") x 2.70m (8'10")
Bathroom	3.30m (10'10") x 3.20m (10'6")

Bathroom	2.60m (8'6") x 2.20m (7'3")
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Gross internal floor area (m²): 144m²
EPC Rating: C



THE LOCATION

Nestled in the heart of a sought-after residential area, 122 McIntosh Crescent offers an exceptional living experience. Boasting a prime location with unrivalled convenience, this property places you mere moments away from the bustling Commercial Estates at Dyce, Bridge of Don, and Dyce Airport. Enjoy effortless connectivity to the city centre through an array of accessible routes, with Dyce Railway Station a leisurely stroll away. Families will appreciate the proximity to esteemed Primary and Secondary Schools, while leisure and recreational facilities abound for active living. Local convenience stores, including M&S and Co-op, dot the surroundings, enhancing your daily convenience.





Just two miles away, the vibrant city centre of Aberdeen awaits, brimming with modern amenities. Dive into a world of exceptional education, boasting renowned Universities, Colleges, and esteemed secondary schools. Immerse yourself in retail therapy at shopping malls and local boutiques, relish the diverse culinary scene with pubs, restaurants, and eateries aplenty, and indulge in cultural delights at theatres and cinemas.

For outdoor enthusiasts, abundant recreational and leisure facilities are within easy reach, offering a myriad of activities. With excellent bus and rail services, as well as Dyce Airport's national and international flights a stone's throw away, seamless travel is guaranteed. Aberdeen's East Coast Rail network provides connections to the central belt, south, and beyond.

Embrace comfortable, well-connected living at 122 McIntosh Crescent – your gateway to Aberdeen's finest offerings.



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