



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01224 472 441

**192 Lee Crescent North**

BRIDGE OF DON, ABERDEEN, ABERDEENSHIRE, AB22 8FR



Lee Crescent North is located in the popular suburb of Bridge of Don. The property and area are well served with local shops and have great public transport facilities that provide frequent transport locally and to the city centre.

The city centre is a short drive from the property and provides what one would expect with modern-day city living, including a variety of pubs, clubs, restaurants and superb educational and recreational facilities including Aberdeen University. With the city offering further excellent bus and rail services and national and international flights being available from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the South and beyond, and West to the city of Inverness.

There is also a range of recreational facilities including a swimming pool, playing fields, and golf course. The area is particularly convenient for the office and industrial complexes at Bridge of Don, Dyce, and Aberdeen Airport.

McEwan Fraser Legal is delighted to offer this beautifully presented ground floor studio apartment to the open market.

Lee Crescent North is an excellent purchase for first-time buyers and investors alike. Situated in a cul-de-

sac within a desirable location close to the city centre.

Upon entering the property you are met with an airy open plan living/kitchen area with built-in wall units which cleverly integrates the double bed enabling you to make great use of the space on offer. The property has a pleasant south-west aspect, flooded with natural light and benefits from rear views to the mature garden grounds from three windows. The free-flowing space allows for a range of furniture styles to suit all tastes.

The modern kitchen is fully fitted with a range of wall and base units with co-ordinating worktops and integrated breakfast bar and stools. All appliances will be included in the sale of the property - washing machine, fridge freezer, and cooker. The kitchen area benefits from a side-facing window for additional light and is in good decorative order throughout with neutral painted walls and laminate flooring.

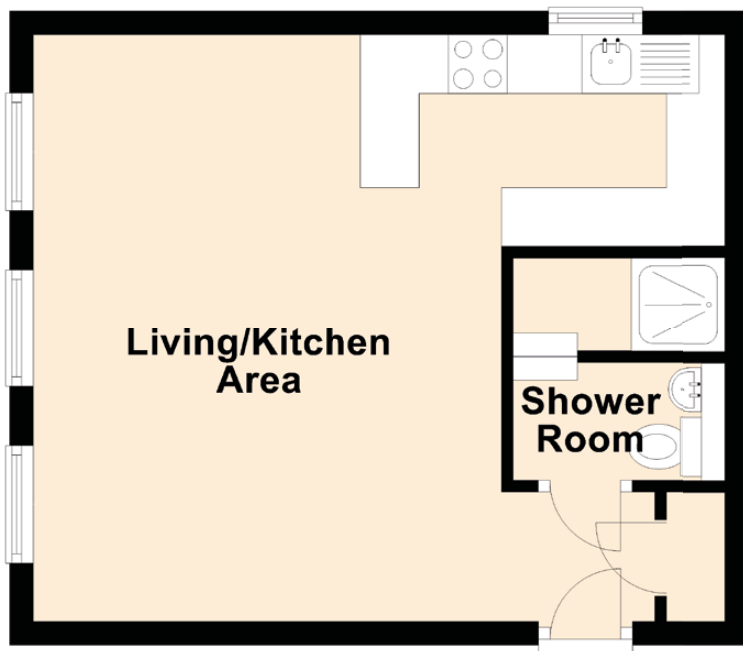
This wonderful apartment is complete to a high standard with underfloor heating and benefits from a raised walk-in shower, basin, and toilet with heated towel radiator, LED lighting, and illuminating mirror.

There is also a large cupboard offering great storage space and ample off street parking.





# Specifications & Details

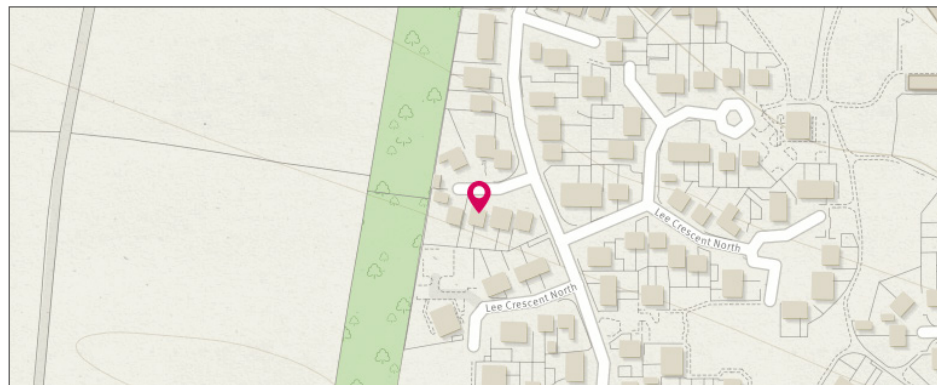


Approximate Dimensions (Taken from the widest point)

Living/Kitchen Area 5.90m (19'4") x 5.00m (16'5")  
 Shower Room 1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 30m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Sold as seen, including all kitchen appliances, crockery, and electronics including wall-mounted Samsung TV and surround-sound system, and soft furnishings throughout.



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Tel. 01224 472 441  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**JANINE MCINTOSH**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer