




McEwan Fraser Legal

Solicitors & Estate Agents

01224 472 441

68 Lee Crescent North

ABERDEEN, AB22 8FP

THE LOCATION

This spacious dwelling is situated in a popular residential suburb of Aberdeen and easily commutable to the City Centre. The Bridge of Don enjoys extensive Open Park and landscaped areas with a multitude of outdoor activities and pursuits available. It also has a fantastic range of community facilities including children's nurseries, primary and secondary schooling. There are excellent shopping facilities in and around the area, including substantial superstores and a verity of local shops and stores. The area is also particularly convenient for the office and industrial complexes at Bridge of Don, Dyce and Aberdeen Airport with regular local transport links.

The city provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have some superb recreational and leisure facilities all within easy reach. Aberdeen offers excellent Bus and Rail service with National and International flights being provided from Dyce Airport.

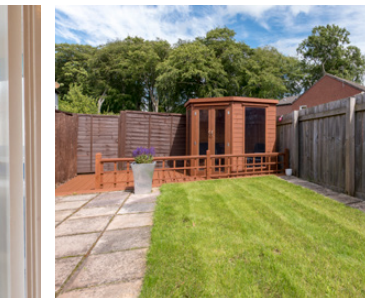
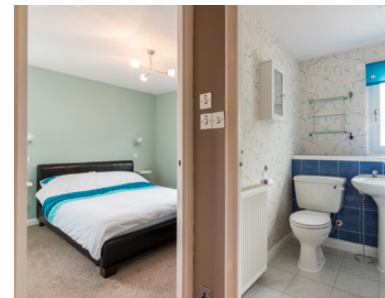
THE PROPERTY

No 68 Lee Crescent North is a substantial single bedroom dwelling situated in an extremely popular residential area approximately 4 miles North of the city centre. This fantastic property has been continually maintained and upgraded by its current owner, fresh neutral decor, modern fitted kitchen and bathroom with a spacious lounge. The property further benefits from full double glazing and gas central heating.

A fantastic property for a first time purchase and ideally located for the professional couple. Early viewing is highly recommended.

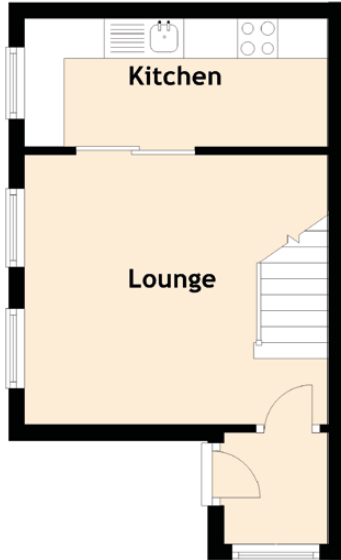
The property comprises; Entrance vestibule, spacious lounge, modern kitchen with multiple base and wall mounted units. First floor; Double bedroom with fitted wardrobes and three piece bathroom with sports shower over the bath. In addition, you have ample storage cupboards throughout the property.

Gardens/Outside: A small garden area to the side and front of the property is laid to lawn with a scattering of shrubs and seasonal flowers, to the rear of the property there is off street parking for a single vehicle with an adjacent rear garden which is gated with a high perimeter fence, making it a safe and secure environment for pets and children alike. Laid to lawn with a wooden summer house with power and light, perfect for entertaining and enjoy the sun.

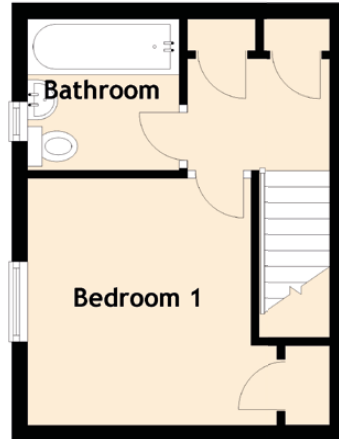


SPECIFICATIONS

Ground Floor



First Floor



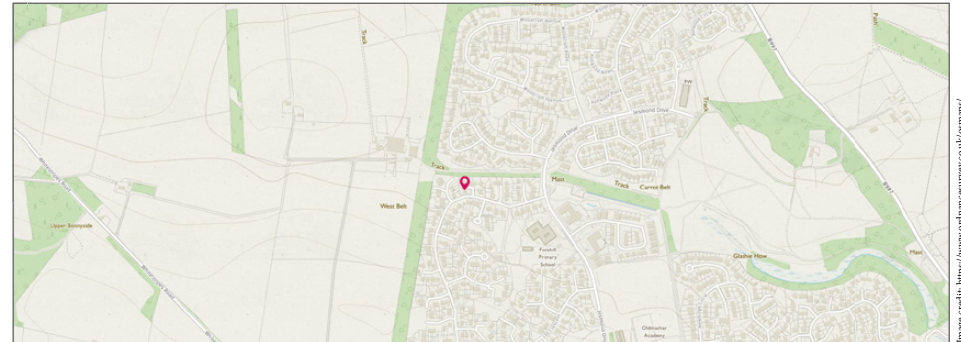
Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.40m (11'2")
Kitchen	3.80m (12'6") x 1.60m (5'3")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 42m² | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, blinds, curtains, and light fittings are included in the sale. Other soft furnishings and electrical items are by separate negotiation.

Services: Mains electricity, Main drains, water and Gas




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 01224 472 441
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

Part
 Exchange
 Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
PETER REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
HAYLEY MATEAR
 Designer