

# DUTHIE WARD



SOLICITORS



## 56 LEE CRESCENT NORTH, ABERDEEN 3 BEDROOM HOUSE (LINKED DETACHED)

Accommodation: Ground Floor: Hall, Lounge. Dining Room and fitted Kitchen. Upper Floor: Hall, three double Bedrooms and Bathroom. Full double glazing (except rear door). Gas central heating. All carpets, light fittings and other fittings included. Hob, oven, refrigerator, dishwasher, washing machine and tumble dryer also included.

Garage. Front garden. Large, sheltered rear garden. Garden shed.

**OFFERS OVER £235,000**

VIEWING BY ARRANGEMENT

DURING OFFICE HOURS TEL (01224) 621622 (DUTHIE WARD SOLICITORS)

EVENINGS AND WEEKENDS TELEPHONE 07968 292018 OR 07841 447273



42 Carden Place Aberdeen AB10 1UP Telephone: 01224 621622 Fax: 01224 621623  
e-mail: [info@duthieward.co.uk](mailto:info@duthieward.co.uk)

[www.duthieward.co.uk](http://www.duthieward.co.uk)

These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This is a most attractive and well presented three bedroom house which is detached (except that the garage adjoins the neighbouring garage) and is in a quiet and pleasant cul-de-sac just off the main section of Lee Crescent North. It is within easy walking distance of Primary and Secondary schools and local shops and there is a regular bus and "park and ride" service nearby. The city centre is easily reached by car and the location is convenient for Aberdeen International Airport.

An ideal family home, it occupies a large and well positioned, south facing site with a large enclosed rear garden. The Lounge and Bedrooms 1 and 3 are to the front with an outlook onto a quiet cul-de-sac and the Dining Room, Kitchen and Bedroom 2 are to the rear with good seclusion and an outlook to the conifer bordered garden and to mature beech trees.

The house is ready to move into and decorated in neutral tones. It has uPVC double glazing and gas central heating. All carpets, light fittings and other fittings are included and the built-in hob, oven, refrigerator, dishwasher, washing machine and tumble dryer are also included.

**ENTRANCE:** Weather protected entrance with hardwood panelled door. Coach light.

**HALL: 12'7 x 6'2 (3.8m x 1.9m)** Smoke alarm. Ceiling light. Brass switch faceplate. Power point. Central heating thermostat. Radiator. Laminated floor. Door to understair cupboard. Carpeted stairway to Upper Floor.

**LOUNGE: 15'2 x 10'7 (4.6m x 3.2m)** Door from Hall and large south facing uPVC double glazed window to front. On open plan with Dining Room. Natural wood finishes. Dado rail. Ceiling coving. Ceiling light fitting. Two wall uplighters. Dimmer switches. Telephone point. TV aerial point. Eight power points. Vertical blinds. Double radiator with thermostat. Fitted carpet.





**DINING ROOM: 11'2 x 8'8 (3.4m x 2.6m)** (Rear Left) On open plan with Lounge and with door to Kitchen and large double glazed window to rear garden. Dado rail. Ceiling coving. Ceiling light. Dimmer light switch. Five power points. Vertical blinds. Fitted carpet.

**FITTED KITCHEN: 11'1 x 7'11(3.4m x 2.4m)** Glazed door from Hall, door from Dining Room, window and glazed door to rear and further window to side. Fitted units to two walls.

Along right hand wall – worktop with four ring gas hob, inset sink, drawer and cupboard base units, Zanussi dishwasher and Hotpoint washing machine included and wall units with extract hood.

To opposite wall – worktop with base drawer unit, Hotpoint refrigerator, storage unit with central heating boiler, oven unit with oven and microwave/grill and wall unit. Central heating control panel.

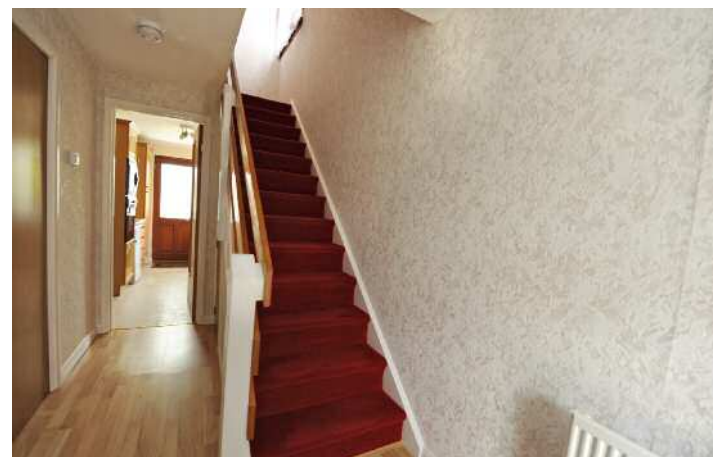
Ceramic tiling between worktops and wall units. Security alarm control panel. Ceiling coving. Ceiling light fitting. Carbon monoxide detector. Seven power points. Roller blinds. Radiator with thermostat. Laminated flooring.

**UPPER HALL:** Doors off three Bedrooms and Bathroom. Also door to built-in storage cupboard with slatted shelving. Smoke alarm. Ceiling light. Natural lighting from side facing window. One power point. Hatch to loft.

**BEDROOM 1: 14' max x 10'8 max (4.3m x 3.3m)** (Front Left) Double Bedroom with door from Hall and south facing double glazed window to front. Ceiling light. Dimmer light switch. Five power points. Radiator with thermostat. New fitted carpet.

**BEDROOM 2: 12'6 max x 10'3 (3.8m x 3.1m)** (Rear Left) Double Bedroom with door from Hall and window to attractive outlook to rear. Door to large built-in wardrobe with two fitted shelves and hanging rail. Ceiling light. Three power points. Radiator with thermostat. Fitted carpet.

**BEDROOM 3: 11' max x 8' max (3.4m x 2.4m)** (Front Right) Double Bedroom with door from Hall and window to front. Door to built-in storage cupboard with fitted shelf and hanging rail. Ceiling coving. Ceiling light. Three power points. Radiator with thermostat. Fitted carpet.





**BATHROOM:** 6'3 x 6'3 max (1.9m x 1.9m) (Rear Right) Door from Hall and window to rear. Coloured three piece suite. Shower and shower door over bath. Deep sill along window wall. Full ceramic tiling. Ceiling coving. Ceiling light fitting. Wall mirror. Shaver point. Radiator with thermostat. Floor vinyl.

**OUTSIDE:** Small garden to front with path to front entrance and round right hand side of house. Mature shrubs and gate to rear garden.

To the rear, very large sheltered and secluded garden with path and gate from front garden. Mature conifer hedging. Lawn. Rotary clothes dryer. Patio area with hexagonal paving. Flower beds and garden shed. Mature beech trees to rear

**GARAGE:** Drive to good size garage with up-and-over door to front and glazed door to rear garden. Concrete floor. Power and light installed. Tumble dryer. Storage space within eaves.



[www.duthie ward.co.uk](http://www.duthie ward.co.uk)

42 Carden Place Aberdeen AB10 1UP Telephone: 01224 621622 Fax: 01224 621623  
e-mail: [info@duthie ward.co.uk](mailto:info@duthie ward.co.uk)