

**ON HOLD**



**Lee Crescent North, Aberdeen**

**1 Bedroom, 1 Bathroom, Apartment**

**Offers Over £70,000**





- Ideal Investment Opportunity
- Ideal for First Time Buyer opportunity
- Allocate Parking Space
- Close to City Centre
- Excellent transport links
- Local amenities nearby
- LARN: 1905074

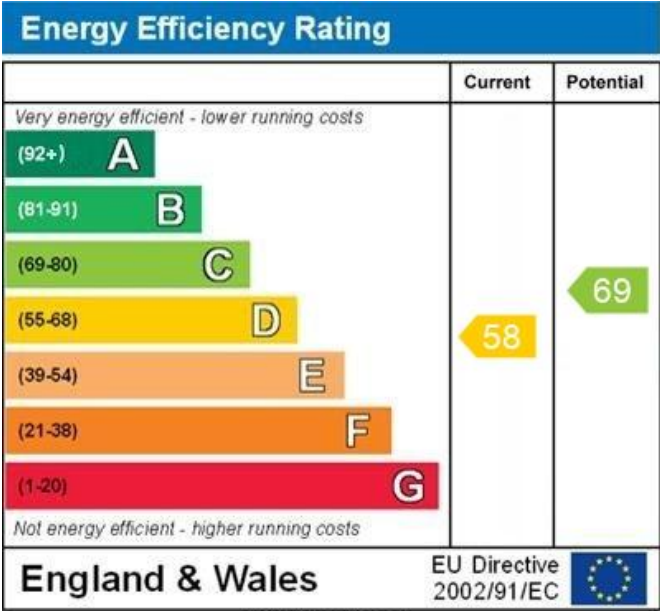
Located in the popular Bridge of Don district of Aberdeen, Lee Crescent North offers a peaceful residential setting combined with excellent local amenities, transport links, and outdoor spaces. This well-established area is highly sought-after by first-time buyers, professionals, and downsizers alike due to its balance of convenience, community, and access to nature.

Bridge of Don is one of Aberdeen's largest suburbs, situated to the north of the River Don, and is known for its family-friendly environment, reputable schools, and green surroundings. Residents enjoy a wide range of local shops, supermarkets (including Tesco, Asda, and Lidl), cafes, and restaurants all within easy reach. The area is also well-served by healthcare facilities, gyms, and leisure centres.

For commuters, Lee Crescent North offers excellent connectivity via the A92 and the Third Don Crossing, providing quick access to Aberdeen city centre, Dyce, and Aberdeen International Airport. Public transport links are strong, with regular bus services into the city and beyond.

Outdoor enthusiasts will appreciate nearby Seaton Park, Brig o' Balgownie, and the scenic Donmouth Nature Reserve, as well as coastal walks along Aberdeen Beach just a short drive away.

Bridge of Don offers the perfect mix of urban accessibility and suburban calm-ideal for those seeking a high quality of life in a well-connected part of the city.





**LIVING ROOM** A cosy yet generously proportioned living area fitted with light wood laminate flooring and finished in calming neutral tones. The room comfortably accommodates seating arrangements, as shown with two vibrant red armchairs, and offers a relaxing space to unwind. Double doors open into the hallway, enhancing the sense of flow throughout the flat.

**KITCHEN** A modern and well-equipped galley-style kitchen boasting ample white cabinetry with sleek handles and contrasting dark tiled backsplash. The marble-effect worktops, integrated electric oven, and ceramic hob with extractor offer both style and function. Additional features include a washing machine, freestanding fridge freezer, and a fold-down breakfast bar – ideal for casual meals. A large window provides open views and excellent natural light.

**BEDROOM** A bright and spacious double bedroom featuring a large window with sheer and blackout curtains, allowing natural light to flood the space while maintaining privacy. The room is finished in neutral tones with light wood-effect laminate flooring and benefits from built-in sliding wardrobes offering excellent storage. A full-length mirror enhances the space and functionality.

**BATHROOM** The bathroom is fresh and modern, fitted with a three-piece white suite comprising a WC, pedestal sink, and a full-sized bath with an overhead shower. Finished with easy-to-clean white wall tiles and a decorative mosaic border, it's a stylish and functional space ideal for everyday use.

**HALLWAY** The hallway links all rooms and includes ample built-in storage, perfect for coats, shoes, or cleaning supplies. The flat benefits from internal wooden doors that match the modern finish.

**ALLOCATED PARKING SPACE** The property benefits from its own allocated parking space to the front of the property perfect for convenience and access.





GROSS INTERNAL AREA  
FLOOR PLAN: 44 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Aberdeen

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.