

FOR SALE



Deeside Crescent, Aberdeen

3 Bedrooms, 2 Bathroom, Bungalow

Offers Over £219,000





- Video walk-through - Click on link above
- Ideal Family Home
- Gas Central Heating
- Excellent transport links
- Local schools close by
- Local amenities nearby
- Garden

Delightful Deeside Crescent is an attractive three-bedroom bungalow offering comfortable and versatile living accommodation in a well-established neighbourhood. The property is ideally positioned within the popular west end of the city, known for its leafy surroundings, strong community feel, and convenient access to a wide range of local amenities.

The area is well served by reputable primary and secondary schooling, everyday shopping facilities, and regular public transport links providing easy access to the city centre and beyond. Nearby green spaces, including the highly regarded Hazlehead Park, offer excellent opportunities for outdoor recreation, walking, and leisure activities.

This desirable location combines suburban tranquillity with excellent connectivity, making it particularly appealing to a wide range of purchasers, from families to downsizers seeking single-level living in a well-connected part of Aberdeen.

- Closest primary school: Airyhall School
- Closest secondary school:** Harlaw Academy
- Closest GP:** Garthdee Medical Group
- Closest hospital:** 375 Great Western Lodge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LIVING ROOM Bright, welcoming, and thoughtfully styled, this living room offers a perfect blend of comfort and contemporary charm. This living room serves as an ideal centrepiece for the home, perfect for relaxing, hosting, or simply enjoying the comfort of a well-designed space.

KITCHEN This is a well-appointed, practical and inviting space, ideal for both everyday use and home cooking. Fitted with a range of light cabinetry, the room feels bright and functional, while ample worktop space ensures plenty of room for food preparation.

LOUNGE/DINING AREA Ideally suited for use as either a secondary lounge or dining area. The space benefits from attractive wood flooring and is filled with natural light courtesy of windows to the front, rear, and side aspects. This flexible and well-proportioned room offers an excellent space for both relaxing and entertaining.

MASTER BEDROOM WITH ENSUITE This well-proportioned main bedroom offers a calm and comfortable retreat, with ample space to accommodate a double bed alongside a range of freestanding furniture. The room further features a private ensuite, fitted with a modern white suite and a glass and chrome enclosed shower. of the space.



BEDROOM TWO This well-proportioned bedroom offers comfortable accommodation, with ample space for a double bed and a range of freestanding furniture. Ideal as a guest room, home office, or additional bedroom, this space combines practicality with a clean, contemporary feel.

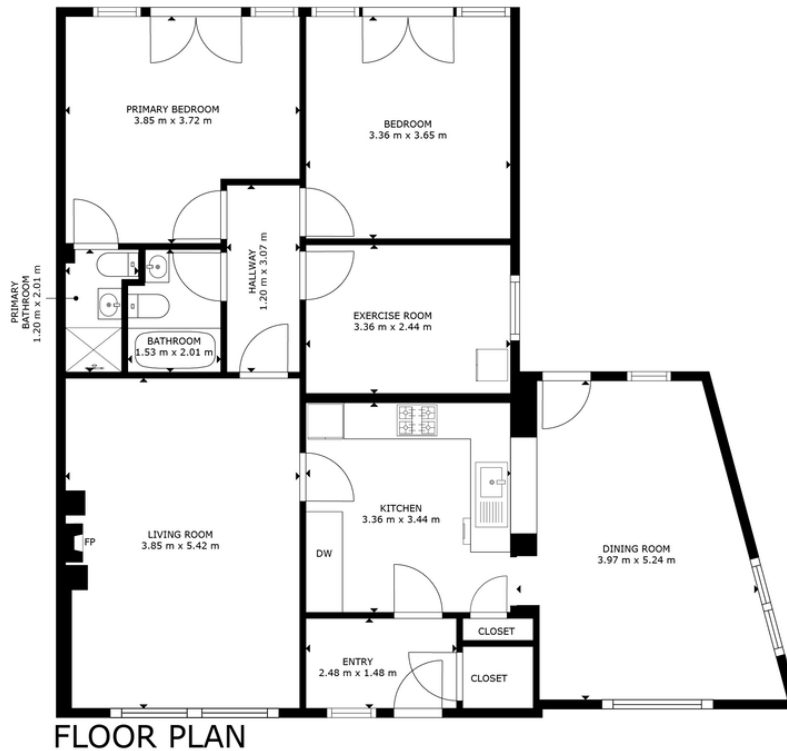
BEDROOM THREE This versatile bedroom offers generous proportions, would comfortably accommodate a double bed along with a range of freestanding furniture. The space is highly adaptable, making it ideal for use as a guest bedroom, home office, or dressing room, depending on individual needs.

BATHROOM This well-presented bathroom is fitted with a modern white suite, complemented by a shower over the bath to provide both convenience and versatility. The space is finished with stylish white tiled walls and contemporary grey tiled flooring, creating a clean and cohesive look.

GARAGE To the rear of the property is a single garage offering secure and convenient storage or parking.

GARDEN The property benefits from well-maintained garden areas to the front, side, and rear. The outdoor space features a combination of lawned areas and concrete slab patios, providing ideal spots for outdoor seating and entertaining.





GROSS INTERNAL AREA
 FLOOR PLAN: 103 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Aberdeen

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