

FOR SALE



Stewart Crescent, Aberdeen

3 Bedrooms, 1 Bathroom, House

£132,000 Offers Over

MARTIN&CO



- Ideal Family Home
- Semi-detached House
- Large Private Driveway
- Front Garden
- Excellent transport links
- Local amenities nearby
- LARN: 1905074

SMASHING STEWART CRESCENT! presents an excellent opportunity to acquire a well-proportioned home in the sought-after Mastrick district of Aberdeen. Ideally suited to a range of buyers including first-time purchasers, families, and investors, the property enjoys a convenient location with easy access to a wide range of local amenities. Viewing recommended.

The area is well served by reputable primary and secondary schooling, nearby shopping facilities, and excellent public transport links providing quick and easy access to Aberdeen City Centre and surrounding areas. For those who enjoy the outdoors, there are a number of parks, green spaces, and leisure facilities close by, while major road networks offer straightforward commuting to business hubs such as Westhill and Dyce. Combining a convenient location with strong local amenities and transport connections, this property represents a fantastic opportunity to secure a home in a well-connected and established community.

Closest Primary Schools: Quarryhill, Bramble Brae, Heathryburn and Westpark
 Closest Secondary School : Northfield Academy
 Closest Supermarket: Lidl and Tesco

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOUNGE This well-proportioned reception room offers a versatile and inviting living space, ideal for both relaxing and entertaining. The room's layout easily accommodates a variety of furniture arrangements, making it suitable for modern family living. Additional features include a charming focal point fireplace and ample wall space, perfect for both decorative and functional use.

KITCHEN thoughtfully designed to combine style and functionality, making it an ideal space for everyday living and entertaining. Fitted with a range of sleek, wall and base units, the kitchen offers ample storage while maintaining a clean, modern aesthetic. High-quality integrated appliances include eye-level double ovens and an electric hob with a stainless steel extractor hood, complemented by generous worktop space for food preparation.

MASTER BEDROOM This generously sized principal bedroom provides a calm and comfortable retreat, well-suited to modern living. The room is beautifully presented in neutral tones, creating a light and airy atmosphere enhanced by two well-positioned windows that allow for plenty of natural light throughout the day. A standout feature of the room is the built-in wardrobe, offering excellent storage while maintaining a clean and uncluttered feel. The spacious layout easily accommodates a range of bedroom furniture, with ample room for a double or king-sized bed alongside additional pieces.



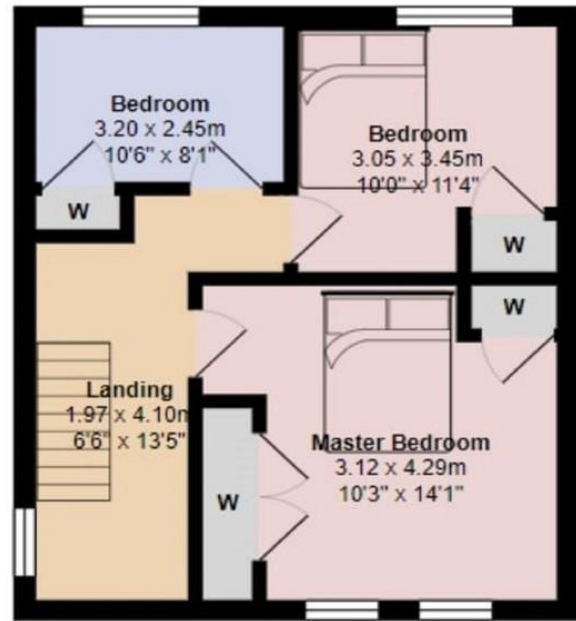
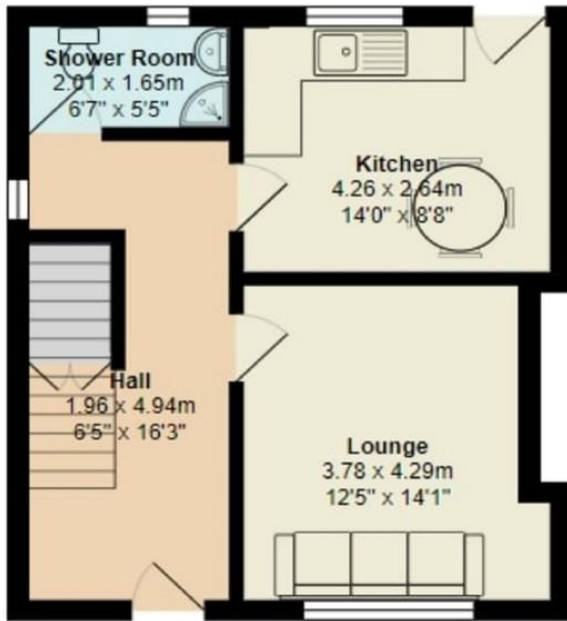
BEDROOM 2 A well-presented second bedroom offering a bright and versatile space, ideal for use as a guest room, child's bedroom, or home office. A useful built-in single wardrobe provides convenient storage without compromising on floor space. Neatly maintained and ready for personalisation, this room complements the overall accommodation perfectly.

BEDROOM 3 A well-proportioned third bedroom, offering a calm and adaptable space suitable as a child's room, nursery, or home office. A built-in single wardrobe offers practical storage solutions, helping to maximise the usable floor area. A comfortable and functional room that would suit a variety of needs.

SHOWER ROOM A well-appointed shower room, fitted with a contemporary three-piece suite comprising a low-level WC, pedestal wash hand basin, and a curved glass shower enclosure with fitted shower. The room is finished with attractive tiling to the walls and floor, creating a clean and stylish look, while a window provides natural light and ventilation.

EXTERIOR /GARDEN The property benefits from a neatly presented lock block driveway to the front, providing convenient off-street parking and enhancing kerb appeal. To the front, the garden offers a well-maintained outdoor space, predominantly laid to lawn and the rear garden is complemented by a paved area of concrete slabs, ideal for outdoor seating and entertaining.





Aberdeen

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