

**28 Leggart Crescent,**  
Aberdeen, AB12 5UR

Price Over  
**£190,000**

 **3**  **1**  **1**   **99 m²** EPC **E** Council Tax Band **E**



**Contact Solicitor**

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**Features**  Garage  Garden

## Description

Situated within a popular residential area with excellent commuting links to the city centre as well as to the south and into Royal Deeside, we are delighted to offer for sale this **three bedrooomed semi detached home** with a single garage. The property is need of renovation but is of good proportions and benefits from oil central heating and double glazing. Internally the property comprises a welcoming entrance vestibule and hallway which leads through to a generously proportioned lounge with dual aspect windows and space for dining and finally, on the ground floor there is a fully fitted kitchen. On the upper floor and completing the accommodation are two large double bedrooms each with built-in storage, a versatile room which could be utilised in a number of ways and a family bathroom. Outside there is a single garage with a remote controlled up and over door and off-street parking in front, and there is a well established garden to the rear. The property will no doubt be of appeal as it offers a fantastic opportunity to create a lovely family home and therefore early viewing is genuinely recommended.

The property benefits from being within close proximity of shopping and leisure facilities at Garthdee, as well as ideal links to the Robert Gordon University Campus and the industrial centres in Tullos and

Altens. Public transport links are available nearby to the northern and western areas of the city, as well as to the city centre.

**Entrance Vestibule** A uPVC door with obscured glass panels leads into this spacious vestibule with neutral tones and carpeting. A low level cupboard houses the fuse box and electric meter.

**Entrance Hall** A fully glazed glass door allows natural light to flow into the welcoming hallway where the décor continues. A large understair cupboard provides storage. Smoke alarm.

**Lounge/Dining Room 29'9" x 12'6" [9.08m x 3.83m] approx.** With large dual aspect windows to both the front and the rear, this exceptionally spacious room is very bright. The lounge area to the front is focused around an electric fire with marble surround and hearth with a large archway onto the dining space overlooking the rear and features of the room include dado rail and cornicing. TV point. Telephone point.

**Kitchen 10'5" x 7'7" [3.20m x 2.33m] approx.** With access to the rear and a window to the side, the kitchen is fitted with a good range of base and wall units edged with splashback tiling and topped with a roll top work surface incorporating a stainless steel sink with mixer tap and drainer. The integrated appliances include an electric hob with concealed extractor above and oven with grill function. There is also space for free standing white goods.

**Upper Floor** A carpeted staircase turns round to the upper floor where a large window to the side floods this space with natural light. The landing leads onto the remaining accommodation and there is access to the loft space.

**Bedroom 1 12'5" x 10'5" [3.79m x 3.18m] approx.** Enjoying a peaceful aspect to the rear of the property is this well proportioned double bedroom with neutral tones and laminate flooring. Built-in storage is provided by a bank of built-in wardrobes and there is space for free standing furniture. Telephone point.

**Bedroom 2 12'4" x 9'3" [3.78m x 2.82m] approx.** With a large picture window overlooking the front, this generous double room is naturally bright. A full height wardrobe with mirrored sliding doors provides excellent storage and the good dimensions allow for required furniture. Telephone point.

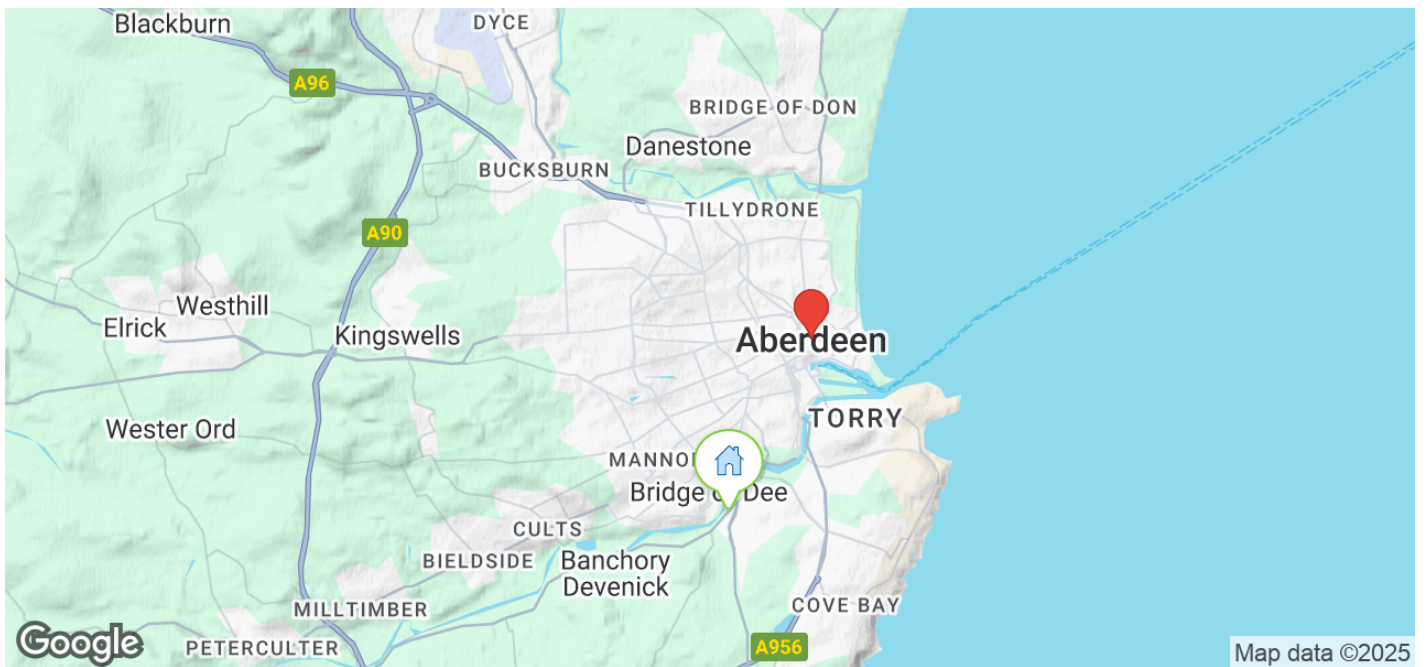
**Bedroom 3 8'6" x 6'8" [2.61m x 2.05m] approx.** This versatile third room could be utilised as a child's bedroom or as a home office. A window to the front allows for light and the décor is in neutral tones.

**Bathroom 8'9" x 6'8" [2.69m x 2.05m] approx.** An opaque window floods this room with light, it is fitted with a w.c., pedestal wash hand basin and bath with electric shower and glass screen. Although in need of updating, the dimensions are generous.

**Garage** This detached single garage is fitted with an electric up and over door and boasts power and light. The boiler is also located here.

**Garden** To the front, the garden has an area of off-street parking and a raised bed which is low maintenance being laid with gravel chippings and planted with shrubs. The rear garden has a large patio area leading onto a large lawn which has mature trees and shrubs adding privacy. The oil tank is located to the side of the property.

**Notes** Oil fired central heating. Double glazing. EPC=E. The subjects will be sold inclusive of all fitted floor coverings, light fittings, curtains and blinds, along with all integrated appliances.



### View this property here

<https://www.aspc.co.uk/search/property/335215/28-Leggart-Crescent/Aberdeen/>

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