



10 Burnbanks Village, Cove,
Aberdeen, AB12 3WN

Offers Over £185,000

peterkins



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- Charming End Terraced Bungalow
- Panoramic Sea Views
- Living/Dining Room with a Wood Burning Stove
- Well Equipped Kitchen with Appliances
- One Double Bedroom
- One Single Bedroom
- Oil Fired Central Heating
- Double Glazing
- Extensive Rear Garden
- Single Garage & Additional Parking Spaces

Viewing contact Peterkins
(01224) 428100

Ref: 42798/3

EPC: D Tax: D
Floor Area: 69m²
Tenure: Ownership

Description:

We are delighted to offer for sale this charming **two bedroom end terraced bungalow** situated on an elevated position within a small exclusive development on the outskirts of Cove. The development enjoys a secluded and peaceful location and is set within landscaped garden grounds which are maintained by a Factor. A most impressive feature of this property is the panoramic sea views from the front of the property. The spacious accommodation comprises of: Entrance porch; generously proportioned living room with a feature wood burning stove; well equipped kitchen with appliances; one double bedroom with fitted wardrobes/furniture; single bedroom; modern shower room. Outside there is a well maintained front garden, extensive rear garden, a lock block parking area to the front of the house, a single garage to the side with a private parking space adjacent. Heating is provided by an oil-fired central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale.

Location:

Cove is a lovely coastal village situated to the south of Aberdeen linked by an excellent commuter road and regular public transport to the City Centre. The area also offers easy access to the business and industrial estates at Altens, Tullos and Portlethen. A wide range of amenities can be found within the village, including several shops, community centre and a library. In addition, access to the Aberdeen Western Peripheral Route is easily accessible.

Directions:

Travelling south from the City Centre via Wellington Road follow the signposts to Cove. At the Altens roundabout take the second exit onto Langdykes Road and follow the road all the way round to the end then turn left onto Coast Road. Proceed for just under a mile and Burnbanks Village is located on the left with number 10 identified by our "For Sale" sign.

The accommodation comprises of:-

Entrance Porch:

A part glazed exterior door gives access to the front entrance porch; windows fitted with roller blinds; radiator; spotlight fitting; tiled floor; a part glazed door leads to the living room.

Living/Dining Room: 21'1 x 14'7 (6.43m x 4.44m) approx.

Generously proportioned living/dining room with a dual aspect; windows to the front and rear of the property fitted with "Venetian" blinds; feature wood burning stove set on a slate hearth; radiator; CO detector; ceiling cornice; downlighters; solid wood floor; doors leading to the kitchen and inner hallway.

Kitchen: 10'4 x 9'0 (3.15m x 2.74m) approx.

Well equipped kitchen fitted with a comprehensive range of white high gloss base and wall mounted cabinets linked by contrasting work surfaces and matching splashbacks; wine and plate racks; stainless steel inset sink with an extendable mixer tap; induction hob with an additional glass splashback behind; built-in oven and microwave; stainless steel chimney extractor hood; integrated fridge/freezer, dishwasher and washing machine; window with a front aspect; radiator; downlighters; laminate flooring.



Inner Hallway:

The inner hallway gives access to the remaining accommodation; built-in storage cupboard with a hatch to the storage loft; built-in cupboard housing the consumer unit; wall mounted central heating controls; radiator; smoke detector; downlighters; tiled floor; a part glazed exterior door leads out to the rear garden.

Bedroom 1: 14'2 x 9'5 (4.32m x 2.87m) approx.

Spacious double bedroom with a window to the side of the house fitted with a roller blind; fitted wardrobes/furniture; radiator; ceiling cornice; three branch ceiling light fitting; laminate flooring.

Bedroom 2: 10'7 x 6'10 (3.23m x 2.08m) approx.

The second single bedroom also has a window to the side fitted with "Venetian" blinds; coat hooks; radiator; pendant light fitting; fitted carpet.

Shower Room:

Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin set on a pedestal with splashback tiling behind and a tiled shower unit complete with a mixer shower and rainfall/handheld shower fittings; LED illuminated mirror; frosted window to the rear of the property; chrome ladder radiator; ceiling light fitting; tiled floor.

Outside/Parking:

There is a well maintained front garden which is mainly laid to grass with a paved pathway leading up to the front door. There is also a lock block parking area providing excellent off-street parking for one car.

The extensive and fully enclosed rear garden is mainly laid to grass and provides a safe haven for children and pets; patio area; garden shed; outdoor water tap; oil tank; electric meter; access to the garage.

Garage:

The single garage is located next to the house and has timber doors, power and light installed and a floored loft space. In addition, there is a private parking space adjacent the garage.

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services

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