



2 Charleston Avenue, Cove,
Aberdeen, AB12 3QE

Offers around £255,000

£15,000 BELOW HOME REPORT VALUE, AS AT 13.10.2025
- COMPETITIVELY PRICED FOR A QUICK SALE



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- Appealing Four Bedroom Detached Dwellinghouse
- Lounge with a Box Bay Window
- Dining Room with “French” Doors to the Rear Garden
- Recently Installed Kitchen with Integrated Appliances
- Master Bedroom with En-Suite Bathroom
- Guest Bedroom with En-Suite Shower Room
- Further Double Bedroom
- Single Bedroom/Study
- Gas Central Heating
- Double Glazing
- Well Maintained Gardens
- Extensive Driveway & Double Garage

Viewing contact Peterkins
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Ref: 40987/5

Description:

We have the pleasure in offering for sale this appealing **four bedroom detached dwellinghouse** which is situated in a quiet street within a popular Cove location. The property is well presented throughout and boasts lovely sea views from the upper floor. The generously proportioned accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; cloakroom; lounge with a box bay window; dining room with “French” doors leading out to the rear garden; recently installed kitchen with integrated appliances. Upper Floor: Master bedroom with en-suite bathroom; guest bedroom with en-suite shower room; further double bedroom; single bedroom/study; loft access. Outside there are well maintained gardens and an extensive lock block driveway providing off street parking for up to three cars which leads up to the double garage. Heating is provided by a gas 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. The furniture may be purchased by separate negotiation, if required.

Location:

Cove is a lovely coastal suburb situated to the south of Aberdeen and is 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 on Wellington Road, take the third exit at the Altens roundabout and continue straight ahead on the dual carriageway then turn left at the traffic lights onto Charleston Road North. Follow the road to the end and turn right onto Cove Road, then take the first road on the right onto Charleston Drive. Proceed and turn right onto Charleston Gardens, Charleston Avenue is the next road on the right and number 2 is identified by our “For Sale” sign.

The accommodation comprises of:-

Entrance Hallway:

A part glazed exterior door gives access to the welcoming hallway; a carpeted staircase with handrail leads to the upper floor; wall mounted central heating controls; radiator; smoke detector; ceiling light fitting; laminate flooring.

Cloakroom:

Fitted with a two-piece cloakroom suite; splashback tiling behind the wash hand basin; frosted window to the front of the house; chrome ladder style radiator; ceiling light fitting; laminate flooring.



Living Room: 16'3 x 12'2 (4.95m x 3.70m) approx.

Well appointed living room with a lovely box bay window to the front of the property fitted with a roller blind; two radiators; ceiling light fitting; laminate flooring; access to the dining room.

Dining Room: 11'0 x 10'11 (3.36m x 3.32m) approx.

The superb dining room is on semi-open plan to the living room and features "French" doors which lead out to the rear garden; radiator; ceiling light fitting; laminate flooring; a part glazed door gives access to the kitchen.

Kitchen: 10'10 x 6'10 (3.31m x 2.08m) approx.

The recently installed kitchen is fitted with an excellent range of white high gloss base and wall mounted cabinets linked by co-ordinated work surfaces and matching upstands; stainless steel sink and drainer with a mixer tap; ceramic hob with an extractor hood above; built-in oven and microwave; integrated fridge, freezer and dishwasher; central heating boiler; window overlooking the rear garden fitted with a roller blind; large built-in shelved storage cupboard; heat detector; track spotlight fitting; laminate flooring; a part glazed uPVC exterior door leads to the rear garden/garage.

Upper Hallway:

Balustrade, window to the side of the house fitted with a roller blind; built-in storage cupboard; hatch to the loft; smoke detector; pendant light fitting; fitted carpet.

Master Bedroom: 21'10 x 13'11 (6.66m x 4.25m) approx. at widest points.

Generously proportioned master bedroom with fabulous sea views; two windows to the front of the property fitted with roller blinds; built-in wardrobe with sliding doors and an additional built-in wardrobe with mirrored doors providing great hanging and storage space; radiator; downlighters; door to the en-suite bathroom.

En-Suite Bathroom:

Attractive bathroom fitted with a white four-piece suite comprising of: W.C., wash hand basin set into a vanity unit, bath and an aqua panelled shower unit complete with a mixer shower; aqua panelled splashbacks behind the wash hand basin and bath; large wall mounted mirror with glass display shelves; two frosted windows to the side and rear of the house fitted with roller blinds; chrome ladder style radiator; extractor fan; spotlights; vinyl flooring.

Guest Bedroom: 11'6 x 11'4 (3.50m x 3.45m) approx.

Bright and airy double bedroom with a rear garden aspect; window fitted with a roller blind; radiator; pendant light fitting; fitted carpet; door to the en-suite shower room.

En-Suite Shower Room:

The en-suite shower room is fitted with a white three-piece suite comprising of: W.C., wash hand basin with an aqua panelled splashback and shower unit complete with a mixer shower; wall mounted mirror and glass display shelf; shaver point; frosted window to the side of the house; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Bedroom 3: 9'3 x 8'8 (2.84m x 2.68m) approx.

Spacious third double bedroom overlooking the front of the property; window fitted with a roller blind; built-in wardrobe with shelves and hanging rails; radiator; pendant light fitting; fitted carpet.

Bedroom 4/Study: 8'2 x 6'7 (2.49m x 2.00m) approx.

The single bedroom/study is positioned to the front of the house; window fitted with a roller blind; radiator; pendant light fitting; fitted carpet.

Loft:

The partly floored and insulated loft is accessed from the upper hallway via a "Ramsay" ladder.







Outside:

There is a well maintained front garden which is mainly laid to grass with a lock block pathway leading up to the front door.

The fully enclosed, child/pet friendly rear garden is also mainly laid to grass with a generous paved patio area, ideal for alfresco dining. The garden also gives access to the double garage.

Note: The gas and electricity meters are located at the side of the house.

Parking:

An extensive lock block driveway provides off street parking for up to three cars and leads up to the double garage.

Double Garage: 5.23m x 5.11m approx.

Superb double garage with up and over doors and power/light installed. There is also a utility area housing a washing dryer and an additional fridge.

Other Information:

EPC – C

Council Tax – E

Tenure - Ownership



Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

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 within these sales particulars does not imply that they are in full and efficient working order.

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