



18 Cove Gardens, Cove,
Aberdeen, AB12 3QR

Offers Over £265,000

peterkins



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- Appealing Detached Dwellinghouse
- Living Room with a Bay Window & Feature Fire
- Dining Room with “French” Doors to the Rear Garden
- Well-equipped Breakfast Kitchen
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Well Maintained Gardens
- Driveway & Single Garage

Viewing contact Peterkins
(01224) 428100

Ref: 43210/2
EPC: C Tax: F
Floor Area: 108m2
Tenure: Ownership.

Description:

We are delighted to offer for sale this appealing **four-bedroom detached dwellinghouse** situated in a quiet street within a popular Cove location. The property is well-presented and boasts wonderful sea view from the rear bedrooms. The spacious family accommodation spans over two floors and comprises of: Entrance hallway with staircase leading to the upper floor; cloakroom; living room with a bay window and feature modern electric fire; dining room with “French” doors leading out to the rear garden; newly installed breakfast kitchen with appliances. Upper Floor: Galleried style landing; master bedroom with en-suite shower room; three further bedrooms; bathroom with an over bath shower; loft access. Outside there are well-maintained gardens and a driveway to the front of the house which leads up to the single garage. Heating is provided by a gas central heating system, and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale.

Location:

Cove is a wonderful 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 from the City Centre via Wellington Road follow the signposts to Cove. At the Altens roundabout take the second exit onto Langdykes Road then first right onto Earns Heugh Road. Proceed to the end of the road and at the T junction turn left onto Cove Road then first right onto Cove Crescent. Cove Gardens is the third road on the left and number 18 is indicated by our “For Sale” sign.

The accommodation comprises of:-

Entrance Hallway:

A part glazed uPVC exterior door with a part glazed side panel gives access to the welcoming entrance hallway; a carpeted staircase with balustrade and handrail leads to the upper floor; wall light; radiator with shelf above; smoke detector; ceiling cornice; ceiling light fitting; laminate flooring.

Cloakroom:

The cloakroom is fitted with a white two-piece suite; tiled splashback behind the sink; window to the rear of the house fitted with a “Roman” blind; picture shelf; radiator; ceiling light fitting; laminate flooring.



Living Room: 15'10 x 10'6 (4.82m x 3.20m) approx.

The well-proportioned living room has a lovely bay window to the front of the property fitted with "Venetian" blinds; modern inset electric fire; two radiators; smoke detector; ceiling cornice; two pendant light fittings; laminate flooring; double glass panelled doors lead through to the dining room.

Dining Room: 10'8 x 8'9 (3.25m x 2.67m) approx.

Tastefully presented dining room featuring "French" doors with glazed side screens which gives access to the rear garden; radiator; smoke detector; ceiling cornice; contemporary light fitting; door leading to the kitchen.

Breakfast Kitchen: 14'2 x 10'8 (4.33m x 3.26m) approx. at widest points.

The recently installed breakfast kitchen is fitted with an excellent range of base units and a pull-out larder complimented by wood effect work surfaces and ceramic splashback tiling; breakfast bar; 1.5 x sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; built-in oven; "American" style fridge/freezer; integrated washing machine and dishwasher; built-in under stair storage cupboard; triple formation window overlooking the rear garden; shelving units; radiator; smoke and heat detectors; two bar spotlight fittings; tiled floor; a part glazed uPVC doors leads out to the side of the house.

Upper Hallway:

Fabulous galleried style landing with balustrade; hatch to the loft; built-in cupboard housing the central heating boiler; radiator; smoke detector; cluster drop pendant light fitting; newly fitted carpet.

Master Bedroom: 11'3 x 10'6 (3.44m x 3.21m) approx.

Stylish master bedroom with a front aspect; triple formation window; feature panelled wall; radiator; ceiling light fitting; laminate flooring; door leading to the en-suite shower room.

En-Suite Shower Room:

Modern en-suite shower room fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and shower enclosure complete with a mixer shower and rainfall/handheld fittings; wall and floor tiles; wall mounted mirror; ladder style radiator; frosted window to the side of the house; extractor fan; spotlight fittings.

Bedroom 2: 13'0 x 8'9 (3.96m x 2.66m) approx. at widest points.

Bright and airy second double bedroom with a triple formation window fitted with "Venetian" blinds overlooking the front of the property; built-in wardrobe with shelf and hanging rail; radiator; pendant light fitting; laminate flooring.

Bedroom 3: 10'5 x 9'2 (3.18m x 2.79m) approx.

Good sized third double bedroom with a window to the rear of the property fitted with a "Roman" blind which overlooks the rear garden and affords fabulous sea views; free standing wardrobes providing great hanging and storage space; two floating shelves; radiator; pendant light fitting; laminate flooring.

Bedroom 4: 9'11 x 7'0 (3.03m x 2.13m) approx.

The fourth bedroom is also positioned to the rear of the house and boasts beautiful sea views; window fitted with a "Roman" blind; two picture shelves; radiator; pendant light fitting; laminate flooring.

Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin set into a vanity unit and bath with an over bath shower and glass shower screen; wall tiles around the bath and splashback tiling behind the sink; wall mounted mirror; ladder style radiator; frosted window to the rear of the property; extractor fan; spotlight fitting; laminate flooring.







Outside:

The well- maintained front garden is mainly laid to grass with a paved pathway leading up to the front door.

The fully enclosed rear garden is also mainly laid to grass with an outdoor water tap and a large paved patio area, ideal for outdoor entertaining.

Note: The gas and electric meters are located at the front of the house.

Garage:

The single garage has an up and over door.

Parking:

There is a driveway to the front of the house which leads up to the single 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 within these sales particulars does not imply that they are in full and efficient working order.

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Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com