



60 Dunlin Road, Cove,  
Aberdeen, AB12 3WD

Fixed Price £220,000

peterkins





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- Extended Semi-Detached Dwellinghouse
- Living Room
- Dining Room
- Cloakroom
- Well-Equipped Kitchen
- Utility Room
- Four Bedrooms
- Four-Piece Bathroom
- Loft Access
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Tarred & Lock Block Parking Area
- Integral Single Garage

Viewing contact Peterkins  
(01224) 428100

Ref: 39611/85

EPC: C

Council Tax: D

Floor Area: 95m<sup>2</sup>

Tenure: Ownership

Description:

We have the pleasure in offering for sale this extended **four-bedroom semi-detached dwellinghouse** which enjoys an enviable position within a popular Cove location. The property is stylishly presented and offers spacious family accommodation spanning over two floors comprising of: Entrance vestibule; well-proportioned living room; dining room; cloakroom; well-equipped kitchen with rear garden access; utility room. Upper Floor: Four bedrooms; four-piece bathroom; loft access. Outside there is an enclosed rear garden and a tarred/lock block parking area to the front of the house which provides good off-street parking for two cars and leads up to the integral single garage. Heating is provided by a gas central heating system and all windows are double glazed.

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 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. Continue for a short distance and take the second road on the right into Dunlin Road. The property is situated on the right as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

A part glazed uPVC exterior door gives access to the entrance vestibule; electric meter cupboard; window to the side; smoke detector; ceiling cornice; halogen bar style light fitting; laminate flooring.

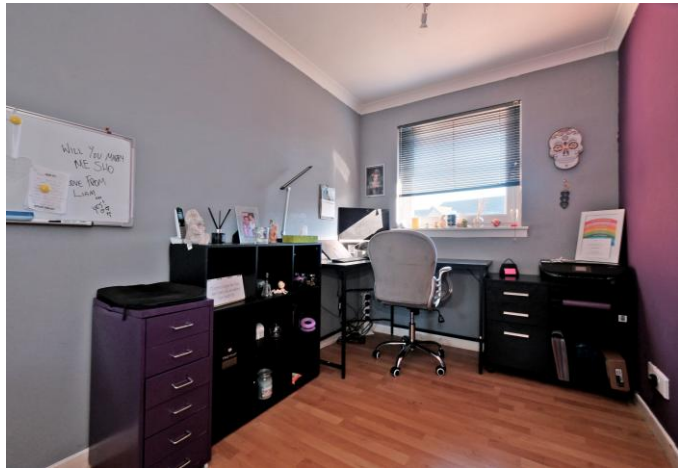
Living Room: 13'9 x 13'1 (4.20m x 3.99m) approx.

Well-proportioned living room with a window to the front of the property fitted with a "Day to Night" blind; a carpeted staircase with handrail leads to the upper floor; radiator; smoke detector; downlighters; laminate flooring.

Dining Room: 13'9 x 10'2 (4.20m x 3.10m) approx.

The dining room is on semi-open plan with the living room; window to the rear of the house fitted with a "Day to Night" blind; radiator; downlighters; laminate flooring.





#### Cloakroom:

Fitted with a white two-piece cloakroom suite; splashback tiling behind the sink; radiator extractor fan; halogen bar style light fitting; laminate flooring.

#### Kitchen: 15'0 x 8'8 (4.58m x 2.61m) approx.

Well-equipped kitchen fitted with an excellent range of beech effect base and wall mounted cabinets linked by contrasting work surfaces and ceramic wall tiles; under cabinet lighting; 1.5 x stainless steel sink and drainer with a mixer tap; ceramic hob with a stainless steel splashback behind and cooker hood extractor above; built-in double oven; space for a dishwasher or wine cooler; window overlooking the rear garden fitted with a "Day to Night" blind; radiator; heat detector; downlighters; laminate flooring; access to the utility room; a part glazed exterior door leads out to the rear garden.

#### Utility Room: 6'10 x 4'9 (2.07m x 1.45m) approx.

Functional utility room fitted with a countertop and wall cabinets; space for a fridge/freezer and tumble dryer; plumbed for a washing machine; halogen bar style light fitting; laminate flooring; door to the integral garage.

#### Upper Floor:

The upper hallway give access to the remaining accommodation; radiator; two hatches to the loft; smoke detector; two halogen bar style light fittings; laminate flooring.

#### Bedroom 1: 11'10 x 8'1 (3.60m x 2.47m) approx.

Generous double bedroom with a front aspect; two built-in wardrobes with sliding mirrored doors provide great hanging and storage space; built-in storage cupboard; wall mounted television bracket; radiator; pendant light fitting; laminate flooring.

#### Bedroom 2: 10'6 x 8'4 (3.19m x 2.55) approx.

Good sized second double bedroom with a window overlooking the rear garden; radiator; halogen light fitting; stripped and varnished wood floor.

#### Bedroom 3: 9'6 x 6'10 (2.89m x 2.08m) approx.

Further double bedroom with a window to the front of the property fitted with "Venetian" blinds; built-in wardrobe with sliding mirrored doors; radiator; ceiling cornice; halogen bar style light fitting; laminate flooring.

#### Bedroom 4/Study: 7'5 x 5'3 (2.26m x 1.59m) approx.

The fourth bedroom/study is positioned to the rear of the house; window fitted with a roller blind; radiator; pendant light fitting; laminate flooring.

#### Bathroom:

The bathroom is fitted with a white four-piece suite comprising of: W.C., wash hand basin set into a vanity unit; tiled shower enclosure complete with a mixer shower and bath; wall tiles to dado height; shaver point; electric heated towel rail; frosted window to the rear of the property; radiator; extractor fan; spotlight fitting; laminate flooring.

#### Loft:

The loft is accessed from the upper hallway.













#### Outside:

The fully enclosed rear garden has paved patio and raised decked areas, ideal for outdoor entertaining. There is also an outdoor water tap. **Note:** The gas meter is located at the front of the house.

#### Garage:

The integral single garage houses the central heating boiler and has an up and over door with power and light installed.

#### Parking:

There is a tarred and lock block parking area at the front of the house which provides good off-street parking for two cars and leads up to the single garage.



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](mailto: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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