



117 Charleston Road North, Cove,
Aberdeen, AB12 3ST

Offers Over £125,000

peterkins



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- Stylish Mid-Terraced Dwellinghouse
- Open Plan Living/Dining Room & Kitchen
- Cloakroom
- Two Bedrooms
- Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Garden to Front
- Allocated & Visitor's Parking

Viewing contact Peterkins
(01224) 428100

Ref: 41201/5

EPC: B

Council Tax: C

Tenure: Ownership

Description:

Early viewing is essential to appreciate the stylish interior of this **two-bedroom mid-terraced dwellinghouse** which forms part of a modern development close to all local amenities. Presented in immaculate condition, the property represents a fabulous purchase for a first-time buyer, single person or couple. The accommodation spans over two floors and comprises of: Open plan living/dining room and kitchen with a staircase leading to the upper floor; cloakroom. Upper Floor: Two bedrooms; bathroom with an over bath shower; loft access. Outside there is an area of garden to the front of the house which is maintained by the Factor for the development together with allocated and visitor's parking to the rear. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, light fittings and blinds will be included in the sale.

Location:

Cove is a lovely coastal village 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 continuing straight ahead on the dual carriageway then turn left at the traffic lights onto Charleston Road North. Follow the road round and number 117 is situated on the left-hand side of the road as indicated by our "For Sale" sign.

Entrance:

A part glazed composite exterior door gives access to the property.

Open Plan Living/Dining Room & Kitchen: 5.25m x 2.18m approx. at widest points.

Well-appointed living/dining room with a triple formation window to the front of the property fitted with "Venetian" blinds; built-in cupboard housing the electric meter; wall mounted central heating controls; radiator; smoke detector; three branch ceiling light fitting; fitted carpet; a carpeted staircase with handrail leads to the upper floor.

The superb, well-equipped kitchen is fitted with an excellent range of beech effect base and wall mounted cabinets complimented by co-ordinated work surfaces and upstands; under cabinet lighting; stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; built-in oven; extractor hood; display shelves; heat and CO detector; ceiling light fitting; vinyl floor. **Note:** The fridge/freezer and washing machine will not be included in the sale.

Cloakroom:

Fitted with a two-piece white cloakroom suite; frosted window to the front of the house fitted with a roller blind; glass display shelf; radiator; pendant light fitting; vinyl flooring.



Upper Hallway:

Built-in cupboard housing the central heating boiler; hatch to the partially floored loft with lighting; radiator; CO detector; pendant light fitting; fitted carpet.

Bedroom 1: 10'0 x 9'2 (3.05m x 2.80m) approx.

Beautifully presented double bedroom with a front aspect; window fitted with "Venetian" blinds; built-in wardrobe with sliding mirrored doors providing great hanging and storage space; wall mounted central heating controls; floating bedside drawers and shelves; radiator; smoke detector; three branch ceiling light fitting; fitted carpet.

Bedroom 2: 10'0 x 7'1 (3.05m x 2.15m) approx.

Light and airy second bedroom with a window to the front of the house fitted with "Venetian" blinds; radiator; smoke detector; pendant light fitting; fitted carpet.

Bathroom:

Attractive bathroom fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and bath complete with a mixer shower, glass shower screen and rainfall/handheld fittings; wall tiles around suite; glass display shelves; radiator; vinyl flooring.

Outside:

The front garden is maintained by the Factor for the development and is laid to lawn with a beech boundary hedge and a paved pathway leading up to the front door. **Note:** The gas meter is located at the front of the property.

Parking:

There is an allocated space with a collapsable bollard and additional visitor's parking spaces within the resident's car park to the rear of the rear of the building.



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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 | Huntly | Inverurie | Keith | Alford

Aberdeen

Tel 01224 428100

Fax 01224 623191

Email propcen@peterkins.com