



2 Lochinch Walk, Cove,
Aberdeen, AB12 3RA

Offers Over £260,000

peterkins



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- Detached Dwellinghouse
- Living Room with “French” Doors to the Rear Garden
- Sitting Room
- Dining Kitchen
- Utility Room
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Well-Tended Gardens
- Double Width Driveway
- Single Garage

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Ref: 21617/3

Description:

Early viewing is essential to appreciate the spacious interior of this wonderful **four-bedroom detached dwellinghouse** situated in a quiet cul-de-sac within the popular Cove area of the city. Decorated in neutral tones the property occupies two levels of accommodation comprising of: Entrance hallway with staircase leading to the upper floor; well-proportioned living room with “French” doors leading out to the rear garden; sitting room with a bay window; dining kitchen; utility room; cloakroom. Upper Floor: Master bedroom with walk-in wardrobe and en-suite shower room; three further bedrooms; family bathroom; loft access. Outside there are well-tended gardens and a double width driveway 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 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. Lochinch Walk is the second road on the right and number 2 is situated on the left as identified by our “For Sale” sign.

The accommodation comprises of:-

Entrance Hallway:

A part glazed uPVC exterior door gives access to the welcoming entrance hallway; a carpeted staircase with balustrade and handrail leads to the upper floor; under stair storage cupboard housing the electric meter and consumer unit; smoke detector; ceiling cornice; two pendant light fittings; laminate flooring.

Cloakroom:

The cloakroom is fitted with a white two-piece suite; tiled splashback behind the wash hand basin; radiator; extractor fan; ceiling light fitting; vinyl flooring.



Living Room: 15'0 x 11'5 (4.58m x 3.49m) approx.

The well-proportioned living room features full height windows and "French" doors fitted with vertical blinds which lead out to the rear garden; radiator; smoke detector; ceiling cornice; five branch ceiling light fitting; laminate flooring.

Sitting Room: 10'8 x 8'10 (3.25m x 2.68m) approx.

Versatile room with a lovely bay window to the front of the property fitted with "Venetian" blinds; radiator; ceiling cornice; pendant light fitting; laminate flooring.

Dining Kitchen: 15'1 x 9'11 (4.60m x 3.03m) approx.

Spacious dining kitchen fitted with an excellent range of beech effect base and wall mounted cabinets linked by contrasting work surfaces and ceramic splashback tiling; under cabinet lighting; 1.5 x sink and drainer with a mixer tap; gas hob with a stainless steel chimney style extractor hood above; built-in oven; integrated fridge/freezer; ample space for a dining table and chairs; two double windows to the rear and side of the house fitted with "Venetian" blinds; radiator; smoke and heat detectors; two spotlight fittings; vinyl flooring; door to the utility room.

Utility Room: 6'11 x 5'10 (2.10m x 1.78m) approx.

Functional utility room fitted with beech effect base units complimented by contrasting work surfaces and ceramic splashback tiling; stainless steel sink and drainer with a mixer tap; washing machine; tumble dryer; radiator; extractor fan; spotlight fitting; vinyl flooring; a part glazed uPVC exterior door gives access to the side of the house.

Upper Hallway:

Hatch to the partly floored loft; built-in storage cupboard; further cupboard housing the hot water tank; radiator; smoke detector; pendant light fitting; fitted carpet.

Master Bedroom: 13'1 x 9'9 (4.00m x 2.96m) approx.

Generous master bedroom with a front aspect; double window fitted with "Venetian" blinds; walk-in wardrobe providing great hanging and storage space; radiator; pendant light fitting; fitted carpet; door 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., wash hand basin with pedestal and shower enclosure complete with a mixer shower; wall tiles; shaver points; frosted window to the front of the property fitted with a roller blind; radiator; extractor fan; ceiling light fitting; vinyl flooring.

Bedroom 2: 12'2 x 9'1 (3.71m x 2.77m) approx.

Good sized second double bedroom with a double window fitted with "Venetian" blinds overlooking the rear garden; built-in wardrobe with sliding mirrored doors; radiator; pendant light fitting; fitted carpet.

Bedroom 3: 12'2 x 8'6 (3.71m x 2.59m) approx.

Roomy third double bedroom with a rear garden aspect; double window fitted with "Venetian" blinds; built-in wardrobe with sliding mirrored doors; radiator; pendant light fitting; fitted carpet.

Bedroom 4: 12'2 x 7'1 (3.71m x 2.15m) approx.

The fourth single bedroom is being utilised by the current owners as a study; double window to the rear of the property fitted with a roller blind; radiator; pendant light fitting; fitted carpet.

Family Bathroom:

The family bathroom is fitted with a white three-piece suite comprising of: W.C. with a concealed cistern, wash hand basin set into a vanity unit and bath complete with an over bath mixer shower and glass shower screen; wall tiles around the bath and splashback tiling behind the sink; large wall mounted mirror and further wall vanity unit; frosted window fitted with a roller blind to the side of the house; radiator; extractor fan; ceiling light fitting; vinyl flooring.







Outside:

Externally there are well-tended front and rear gardens. The front garden is mainly laid to grass with a paved pathway leading round the side of the house to the rear garden. The fully enclosed rear garden provides a safe environment for children and pets; outdoor water tap; rotary dryer.

Note: The gas meter is located on the gable wall.

Parking:

A double width lock block driveway to the front of the house provides good off-street parking for two cars and leads up to the garage.

Garage:

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

Other Information:

EPC: Band C

Council Tax: Band F

Tenure: Ownership



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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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