

46 Cove Gardens, Cove,
Aberdeen, AB12 3QR

Offers Over £255,000

peterkins



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- Extended Detached Dwellinghouse
- Well-Appointed Living Room with Feature Fireplace
- Dining Room with "French" Doors to Rear Garden
- Well-Equipped Kitchen
- Sun Room with "French" Doors to Rear Garden
- Cloakroom
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Attractive Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Landscaped Gardens
- Driveway & Single Garage

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Ref: 48558/1

Description:

Early viewing is essential to appreciate the interior of this **extended four-bedroom detached dwellinghouse** which enjoys a good position within a popular Cove location. The property is well-presented throughout and boasts wonderful sea views from the rear of the house. The generous family accommodation spans over two floors and comprises of: Entrance vestibule; well-appointed living room with a feature fireplace and staircase leading to the upper floor; dining room with "French" doors leading out to the rear garden; sun room again with "French" doors leading out to the rear garden; well-equipped kitchen with rear garden access; cloakroom. Upper Floor: Master bedroom with en-suite shower room; two further double bedrooms with built-in wardrobes; single bedroom; attractive bathroom with an over bath shower; loft access. Outside there are landscaped gardens and a double-width driveway providing great off-street parking for two cars. 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 picturesque 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. Nursery, primary and secondary education can be found nearby. In addition, access to the Aberdeen Western Peripheral Route is easily accessible.

Directions:

Travelling south on Wellington Road take the second exit at The Aberdeen Altens Hotel roundabout into Cove. Take the first exit on the right onto Earnsheugh Road and continue to the end of the road. At the T-Junction turn left onto Cove Road and first right onto Cove Crescent. Cove Gardens is the third road on the left and number 46 is situated on the right hand-side of the road as indicated by our "For Sale" sign.

The accommodation comprises of:-

Entrance Vestibule:

Welcoming entrance vestibule; radiator; coat hooks; ceiling light fitting; laminate flooring; a part glass door leads through to the living room.

Living Room: 15'5" x 13'6" (4.71m x 4.12m) approx.

Well-appointed living room with a box bay window to the front of the property fitted with "Venetian" blinds; feature fireplace complete with a marble inset/hearth and electric fire; a carpeted staircase with balustrade and handrail leads to the upper floor; radiator; smoke detector; halogen spotlight fitting; archway leading through to the dining room.













Dining Room: 9'3" x 7'8" (2.83m x 2.34m) approx.
The dining room has "French" doors fitted with a roller blind which lead out to the rear garden; radiator; ceiling light fitting; laminate flooring; access through to the kitchen and sun.

Kitchen: 14'8" x 9'3" (4.46m x 2.83m) approx.
Well-equipped kitchen fitted with a range of white base, wall mounted and glass display cabinets linked by co-ordinated work surfaces and wall tiles; 1.5 x sink and drainer with a mixer tap; gab hob with a chimney style extractor hood above; built-in oven; double window fitted with a roller blind overlooking the rear garden; wall mounted central heating boiler; radiator; CO detector; two halogen spotlight fittings; laminate flooring; door leading through to the cloakroom and a further exterior door gives access out the rear garden. **Note:** The fridge/freezer, washing machine and dishwasher will not be included in the sale.

Cloakroom:
The cloakroom is fitted with white two-piece suite comprising of: W.C. and hand basin set into a vanity unit with splashback tiling behind; large wall mounted mirror; frosted window fitted with a roller blind to the side of the house; radiator; halogen spotlight fitting; laminate flooring.

Sun Room: 24'0" x 10'8" (7.32m x 3.26m) approx.
The sun room makes a fabulous addition to the property offering versatile accommodation that can be tailored to suit a variety of needs; windows to the front side and rear of the house fitted with roller blinds; radiator; smoke detector; downlighters; "French" doors fitted with a roller blind open out to the rear garden.

Upper Hallway:
Balustrade; built-in cupboard housing the hot water tank; hatch to the loft; smoke detector; halogen spotlight fitting; fitted carpet.

Master Bedroom: 13'5" x 10'1" (4.09m x 3.08m) approx.
Spacious master bedroom with a double window overlooking the front of the property; built-in wardrobes and furniture providing excellent hanging and storage facilities; radiator; halogen spotlight fitting; fitted carpet; door to the en-suite shower room. **Note:** The wall mounted television and bracket will be removed.

En-Suite:
Fully aqua panelled en-suite shower room fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and shower enclosure complete with a mixer shower and rainfall/handheld shower fittings; wall and base mounted vanity units; shaver point; frosted window to the front of the house; chrome ladder style radiator; extractor fan; marble floor tiles.

Bedroom 2: 11'8" x 8'10" (3.56m x 2.68m) approx.
Good sized bedroom with a pleasant front aspect; double window; built-in wardrobes and dressing table/desk; radiator; halogen light fitting; laminate flooring.

Bedroom 3: 11'0" x 8'9" (3.36m x 2.67m) approx.
The third double bedroom is positioned to the rear of the house; a double window fitted with a roller blind provides lovely sea views; built-in wardrobe and dressing table/desk; radiator; halogen light fitting; fitted carpet.

Bedroom 4: 9'4" x 7'3" (2.84m x 2.20m) approx.
Light and airy single bedroom with wonderful views out to sea; double window fitted with a roller blind; radiator; halogen light fitting; fitted carpet.

Family Bathroom:
Attractive family bathroom fitted with a white three-piece suite comprising of W.C., wash hand basin set into vanity units with additional wall mounted vanity unit and large mirror, bath with a mixer shower, rainfall/handheld shower fittings and glass shower screen; wall tiles around suite; shaver point; chrome ladder style towel rail; frosted window to the rear of the house; extractor fan; halogen spotlight fitting; laminate flooring.









Outside:

There are beautifully maintained landscaped gardens to the front, rear and sides of the house.

The front garden offers great curb appeal with its manicured lawns, established flower/shrub bed, feature cherry tree and neat privacy hedge.

The rear/side gardens are enclosed and combine spacious lawns with stylish patio and decking areas, ideal for entertaining guests. Practical and decorative bonuses include a feature pergola, a timber garden shed, and a rotary dryer.

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

Parking:

A double-width driveway provides great off-street parking for two cars and leads up to the single garage.

Garage:

The single garage has an up and over door with power and light installed.

Other Information:

EPC: C
Council Tax: Band E
Tenure: Ownership

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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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