



6 Dunlin Crescent, Cove Bay, Aberdeen AB12 3WJ

Offers over £145,000

THREE BEDROOM MID TERRACED DWELLINGHOUSE IN A QUIET CUL DE SAC, WITH
PARKING

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are pleased to bring to the market this THREE BEDROOM MID TERRACED DWELLINGHOUSE, set in a quiet cul-de-sac within Cove. Benefiting from gas central heating and full double glazing, the accommodation comprises: Entrance Vestibule; light and airy Lounge with stairs to upper floor; and Kitchen to rear on the ground floor. There are three Double Bedrooms and Family Bathroom on the upper floor. There are gardens to front and area, with allocated parking space.

Cove is a delightful coastal suburb located on the south side of Aberdeen and is well served by local amenities including shops, library, primary schools, medical facilities, and a regular public transport service. There are two schools at primary level within the village and secondary education is close by. Walks can be enjoyed along the nearby coastal path. The city centre is within easy distance and the area is particularly convenient for the Industrial Estates at Altens, Tullos and Badentoy at Portlethen.

ENTRANCE VESTIBULE

Entered via upvc door to front, with window to side. Ceiling light fitting, wall mounted coathooks, and meter cupboard. Door to Lounge.

LOUNGE 16' 0" X 11' 8" (4.88M X 3.56M)



Spacious light and airy Lounge with window to front allowing natural light. Neutrally decorated, and laid with laminate flooring. Ceiling light fitting, central heating radiator, television and telephone points. Carpeted stairs lead to the upper floor accommodation, with small understairs storage cupboard. Georgian style glazed door to Kitchen.

KITCHEN 11' 3" X 8' 1" (3.43M X 2.46M)



The Kitchen is fitted with a modern range of wall and base units, with complementing work surfaces. Part of the units are on wheels so they can be easily moved to access the wall mounted central heating system. There is an inset sink and drainer below the window to rear which offers views across the rear garden. Space for washing machine, fridge/freezer, tumble dryer and dishwasher. The integrated oven, hob and extractor are to remain. Chrome ladder style radiator. Part glazed upvc door allows access to the rear garden.

UPPER FLOOR

Carpeted stairs, partially open tread, lead to the upper floor accommodation. There is a ceiling light fitting on the landing.

BEDROOM 1 11' 8" X 8' 5" (3.56M X 2.57M)



Situated to the front of the property, with window overlooking the cul-de-sac. Ceiling light fitting and two central heating radiators.

BEDROOM 2 11' 8" X 8' 0" (3.56M X 2.44M)



Also positioned to the front of the property, with ceiling light fitting and central heating radiator.

BEDROOM 3 11' 8" X 8' 5" (3.56M X 2.57M)



Overlooking the garden to rear and towards the rest of the village, with built-in wardrobes allowing hanging and shelf storage, with sliding mirrored doors. Ceiling light fitting and central heating radiator. Additional over stairs store.

BATHROOM 8' 6" X 4' 6" (2.59M X 1.37M)



Partially tiled and fitted with a three piece suite comprising wash hand basin in vanity unit, toilet pedestal and bath with shower over. Chrome ladder style radiator and ceiling light fitting. Hatch to Loft space.

EXTERNAL



There is an area of exclusive garden ground to the front of the property, mainly laid with pebbles for easy a maintenance. The fully enclosed rear garden has a patio area from which to enjoy the warmer weather, with artificial grass area and large Shed which is laid with laminate flooring and has some base storage units. A gate to the side leads to the parking area, which is accessed via archway by car.

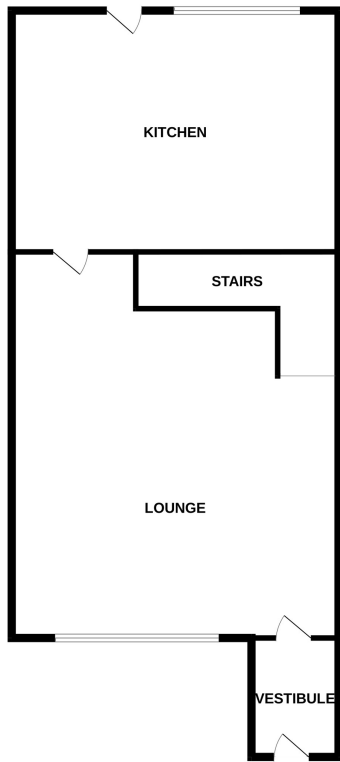
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integral appliances in the Kitchen and the usual fixtures and fittings in the Bathroom. The garden shed is also to remain.

COUNCIL TAX BAND - D

EPC BANDING - C

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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