



12 Wellington Terrace, Cove, Aberdeen AB12 3TJ

Fixed price £152,000

WELL PRESENTED TWO BEDROOM SELF CONTAINED GROUND FLOOR APARTMENT
WITH GARDENS TO REAR AND ONE PARKING SPACE

Stronachs

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Fixed Price £152,000

Viewing: Contact Selling Agents on 01224 626100

We are pleased to offer for sale this WELL PRESENTED AND SPACIOUS TWO BEDROOM SELF CONTAINED APARTMENT. Occupying the whole ground floor, this much loved home is decorated in neutral tones and benefits from gas central heating and full double glazing. The accommodation comprises: Entrance Hall; Lounge/Dining Room/Kitchen on open plan with windows to front and side; two generous Double Bedrooms; Bathroom; and Utility Room. There are sizeable gardens to the rear and one allocated off street parking space.

Wellington Terrace forms part of the popular Charleston development in Cove, a mix of apartments and houses catering to families of all sizes. Cove is a popular suburb boasting a picturesque harbour and stunning coastal walks. The community is well served by local amenities to include a variety of shops serving everyday needs, health centre, community centre with organised groups, a library, primary and secondary schools. Located to the south of Aberdeen City and linked by an excellent commuter road, a public transport service provides a quick route to the City Centre. There is also easy access to the retail parks at Bridge of Dee, the industrial estates at Altens, Tullos and Badentoy.

ENTRANCE PORCH AND HALL



This welcoming entrance is accessed via part glazed door to front and has a large double storage cupboard. Ceiling light fitting, Part glazed door to Inner Hall, with ceiling light fitting and central heating radiator.

LOUNGE/DINING ROOM/KITCHEN 21' 0" X 12' 1" (6.40M X 3.68M)



A generous open plan room, benefiting from windows to both the front and side ensuring the room is bathed in natural light. Laid with quality flooring, there is a ceiling light fitting, central heating radiator and television point in the Lounge area. There is ample space for dining table and chairs, with ceiling light fitting over. The Kitchen area is fitted with a modern range of quality wall and base units with complementing work surfaces and splashbacks. Inset sink and drainer with mixer tap. The integrated appliances include oven, fridge, freezer, dishwasher, gas hob with extractor hood over. Smoke alarm.

BATHROOM 7' 0" X 6' 8" (2.13M X 2.03M)



Partially tiled and fitted with a modern three piece suite comprising wash hand basin, bath with shower over and toilet pedestal. Ceiling light fitting and central heating radiator. Extractor fan and ceiling downlighters.

UTILITY ROOM 7' 0" X 4' 9" (2.13M X 1.45M)



With part glazed door to the garden, and space for washer/dryer (please note the current washer/dryer is being removed by the seller) and wall mounted boiler. Ceiling light fitting and extractor fan.

BEDROOM 1 14' 3" X 12' 5" (4.34M X 3.78M)



Generous Double Bedroom with windows to both front and rear, bathing the room in natural light, and benefiting from double built in wardrobe allowing excellent hanging and shelf storage. Ceiling light fitting and central heating radiator.

BEDROOM 2 10' 6" X 9' 9" (3.20M X 2.97M)



Second Double Bedroom with window to front, again benefiting from double wardrobe with hanging and shelf storage. Ceiling light fitting and central heating radiator.

EXTERNAL



There is a large shared garden to the rear of the property which is in good order, with exclusive shed. There is also a dedicated parking space to the rear.

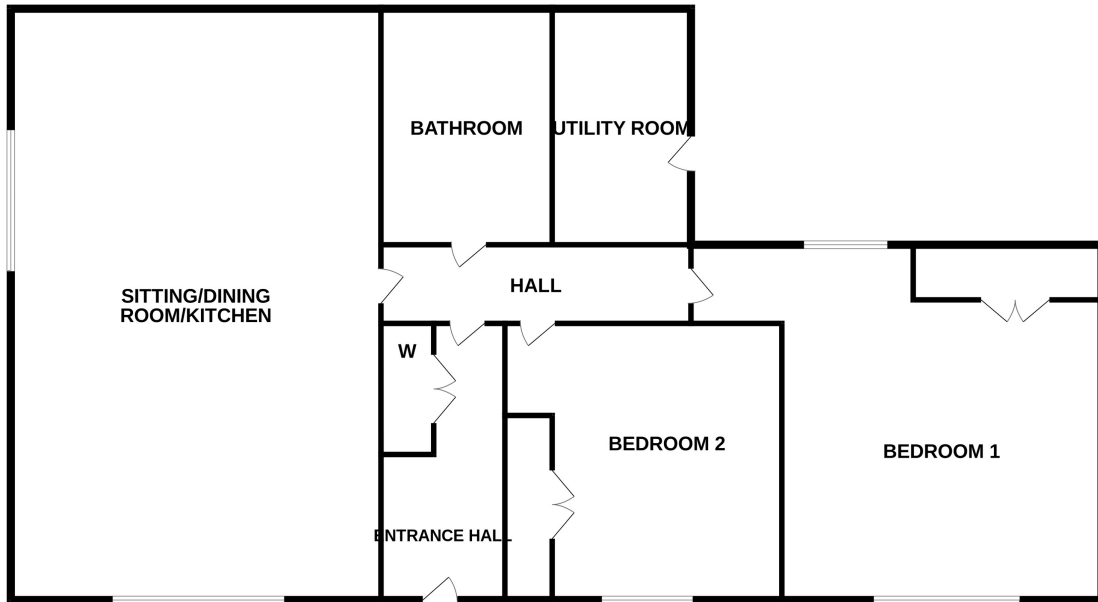
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the integrated appliances in the Kitchen The garden shed is also to remain. Some items of furniture may be available, if required, by separate negotiation.

COUNCIL TAX BAND - D

EPC BANDING - B

12 WELLINGTON TERRACE



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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