



DETACHED BUNGALOW WITH SINGLE GARAGE

2 EARNS HEUGH CIRCLE
COVE, ABERDEEN
AB12 3PY

ENTRANCE VESTIBULE

LOUNGE

2 DOUBLE BEDROOMS

KITCHEN/DINER

SUN ROOM

SINGLE GARAGE

GCH/DG

GARDENS & DRIVEWAY



**GAVIN BAIN
& COMPANY**
Solicitors & Estate Agents



Offers Over

£230,000

This attractive, two bedroom, detached bungalow is located on a large corner site within the popular coastal suburb of Cove. Offering a good level of single-storey accommodation benefits include a gas fired central heating system, uPVC double glazed windows and external doors, and a single car garage with generous off-road parking on a tarmac driveway. Other noteworthy features are regulation compliant smoke alarms, satellite TV connectivity, and a high-speed Broadband facility. The property is accessed via a bright entrance vestibule with cloak cupboard which houses the electric fusebox and gas meter. A partially glazed door opens into the spaciouly proportioned lounge with front facing bay-style window, the focal point of which is a new full height, granite tiled fireplace which incorporates a TV (available by separate negotiation) and "Gazco" glass-fronted, remote controlled fire. Proceeding through to the inner hall with storage cupboard, which is central to the home and offers hatch access to the partially floored and insulated loft space with ramsay ladder, all rooms are accessed from here via white panelled interior doors. The well appointed open-plan kitchen/diner boasts an array of cream coloured high-gloss cabinets complemented by under-unit lighting, brushed steel handles, oak effect work surfaces, and white quartz effect work surfaces and splashbacks. Appliances to remain include a ceramic hob with chimney-style extractor canopy above, eye-level microwave oven and fan-assisted oven/grill, and free-standing fridge/freezer with water dispenser. Whilst there is informal dining at a breakfast bar, the dining area can comfortably accommodate a table and chairs, features striking accent walls and ceramic floor tiles. A convenient utility room located off the hall houses the washer/dryer and freezer, both of which will remain. The instantly appealing sun room forms an attractive extension to the rear of the home and features an impressive vaulted ceiling with laminate wood flooring and French doors opening directly onto the garden. Each of the two double bedrooms have side facing windows, and one benefits from a mirror-fronted wardrobe. Completing the accommodation is a smart bathroom fitted with white sanitary ware housed within a cherry wood vanity cabinet with co-ordinating wall unit and central mirror with downlighters; bath with mixer tap; and recessed shower enclosure fitted with mains shower. The walls are protected by black quartz effect wet-wall panelling, there is an opaque side facing window, recessed downlighters, and laminate wood flooring. Outside, the gardens are designed for easy maintenance and enjoy a sunny and private south facing aspect at the rear, which is secure for pets and children. A large wooden room in the garden is meantime used as a bar/entertainment space but could easily be used as a studio/home office. Included in the sale are all fitted floor coverings, window dressings, light fittings, white goods and appliances, and interior viewing is strongly recommended.

LOCALITY

Cove is a thriving coastal suburb located to the south of Aberdeen City, within easy access of the City Centre, and the business parks at Altens, Tullos and Badentoy. Local shops serve everyday needs whilst a wider choice is available at nearby Bridge of Dee, where there are Asda, Sainsbury, B&Q and Boots outlets. There are two primary schools, each within walking distance, and a regular public transport service operates to and from the City, with a bus stop nearby. The old village boasts a picturesque harbour, pleasant coastal walks, and a hotel with reputable restaurant.

ENTRANCE VESTIBULE

LOUNGE

6.17m x 3.71m (20'3" x 12'2") approx

INNER HALL

DOUBLE BEDROOM 1

4.06m x 2.44m (13'4" x 8') approx

DOUBLE BEDROOM 2

3.3m x 2.74m (10'10" x 9') approx

BATHROOM

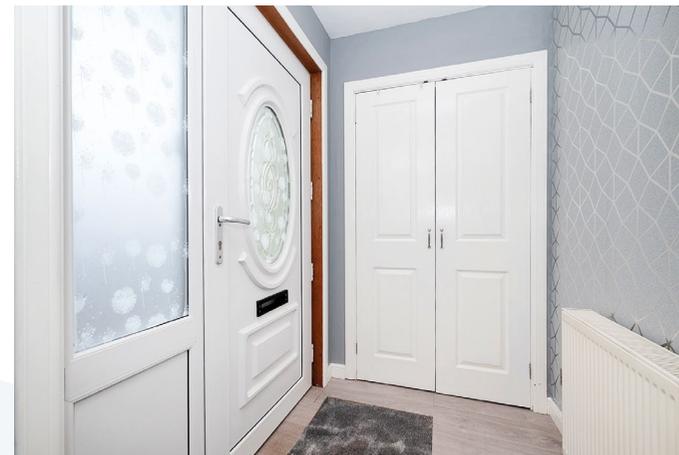
UTILITY ROOM

KITCHEN/DINER

6.02m x 3.1m (19'9" x 10'2") approx

SUN ROOM

4.88m x 3.05m (16' x 10') approx





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OUTSIDE

The front garden is laid in granite chips and a long driveway at the side provides off-road parking for several vehicles in front of the garage. A wooden gate affords access to the fully enclosed rear garden which is laid in wooden decking.

SINGLE GARAGE

Detached from the home and fitted with up-and-over front door, door to garden, workbench, power and light. The tumble dryer will remain.

BAR/STUDIO

3.86m x 3.48m (12'8" x 11'5") approx

This wood lined room in the rear garden has full height windows and french doors, laminate wood flooring, TV aerial, power and light. It is meantime used as a bar/entertainment area but could also be used as a studio or home office.

DIRECTIONS

Travel to Cove via Wellington Road exiting into Cove at the roundabout. Turn right onto Earns Heugh Road and travel almost to the end where Earnsheugh Circle is on the left, and number 2 is the first house on the right hand side of the road.

VIEWING

Tel 07878 793756

DISCLAIMER

Whilst the foregoing particulars are believed to be correct, they are not guaranteed and do not form part of any contract. Prospective purchasers are required to satisfy themselves as to the correctness of the particulars.

