



END-TERRACED DWELLINGHOUSE

35 ALLISON CLOSE
COVE, AB12 3WG.

ENTRANCE VESTIBULE

LOUNGE

FITTED KITCHEN

2 DOUBLE BEDROOMS

BATHROOM

GAS CH/DG

DESIGNATED PARKING SPACE

GARDENS



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents



Offers Over

£154,000

DESCRIPTION

This attractive, two bedroom, end-terraced dwellinghouse enjoys a quiet location within an established residential development in the popular coastal suburb of Cove. Representing an ideal starter home, the well appointed accommodation is attractively presented and enjoys the comforts of gas fired central heating and uPVC/double glazed windows and doors. The gardens are well maintained and offer a spacious, fully enclosed space at the rear which is ideal for children, or for outdoor relaxation. There is a designated parking space within a residents' car park, and interior viewing is recommended. The property is accessed via a bright vestibule which leads directly into the lounge which affords access to the kitchen and first floor rooms via an open-plan staircase. The kitchen is well equipped with a range of white, high-gloss cabinets and has a door to the rear garden. At first floor level there are two good sized double bedrooms, one with built-in mirror fronted wardrobe, and a fully tiled bathroom fitted with white 3-piece suite. All carpets, floor coverings, window blinds, curtains, light fittings and white goods in the kitchen are included in the sale.

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. 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. Cove is served by two primary schools, and a state-of-the-art new secondary school due for completion.

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LOUNGE

Well appointed lounge enjoying an open outlook to the front of the property. Attractive décor with micro venetian blind and tied-back curtains fitted to window, and solid oak flooring. Television aerial point with satellite connection. Telephone

15'4" x 10'8" approx

point. Metal ceiling light. Staircases on open-plan. Door to kitchen.

FITTED KITCHEN

Well equipped kitchen fitted with a range of white, high-gloss cabinets complemented by brushed steel handles, contrasting black work surfaces, and co-ordinating splashback tiling. 1.5 white sink and drainer with mixer tap above which is a window fitted with micro venetian blind enjoying a pleasant outlook over the rear garden. The electric cooker with double oven/grill and integrated extractor hood above, "Indesit" washing machine, and "Hotpoint" fridge/freezer are included in the sale. Wall mounted central heating boiler. Glass surface mounted ceiling light. Laminate tile effect flooring. Partially glazed/uPVC door to garden.

10'9" x 7' approx

FIRST FLOOR

A carpeted staircase ascends from the lounge to the first floor landing where there is a built-in shelved storage cupboard, and hatch access to the loft space. Smoke detector. Recessed downlighter and smoke detector.

DOUBLE BEDROOM 1

Bright, front facing double bedroom displaying attractive décor and benefiting from a built-in, mirror fronted wardrobe which offers generous hanging and shelving facilities. Neutral coloured carpet and full length curtains fitted to metal pole. Television aerial point with satellite connection. Metal pendant light fitting.

12'1" x 8'3" approx

DOUBLE BEDROOM 2

Enjoying a quiet aspect to the rear of the home, this charming double bedroom affords ample floor space to accommodate a range of free standing furniture. Neutral coloured carpet and full length curtains fitted to metal pole.

11'10" x 9' approx

BATHROOM

Fully tiled bathroom fitted with a white 3-piece suite with mixer shower and curtain. Mirror fronted medicine cabinet. White ladder style radiator. Co-ordinating chrome accessories. Recessed downlighters and extractor fan. Opaque glass side facing window fitted with roller blind. Ceramic floor tiles.

OUTSIDE

A paved path leads to the front door, with tidy areas of lawn and flower borders either side. Sensor activated security light. Wooden gate to the fully enclosed rear garden, which is spacious and offers an ideal space for children and outside relaxation. Enjoying a sunny aspect, a large paved patio is perfect for al fresco dining whilst the remainder of the garden is laid to lawn with mature shrub bed. Rotary clothes dryer. Water tap. Outside light. Wooden shed to remain.

DIRECTIONS

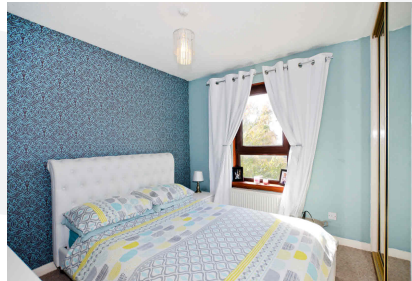
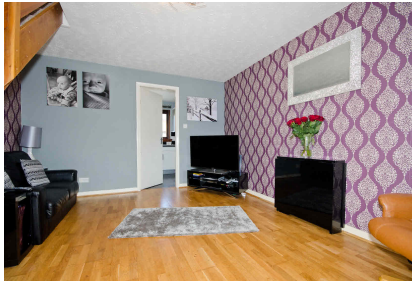
Travel to Cove via Wellington Road taking the second exit off the roundabout onto Langdykes Road. Turn first right into Earns Heugh Road, first right into Dunlin Road, and first left into Allison Close. Follow the road round where the property is clearly identifiable by our "for sale" sign.

VIEWING

Tel 07534 889502 (Mrs McKenzie).

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.



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