



## SELF-CONTAINED UPPER APARTMENT

36 CHARLESTON GARDENS  
COVE BAY, ABERDEEN  
AB12 3QF

HALL

LOUNGE/DINING ROOM

FITTED KITCHEN

DOUBLE BEDROOM

SHOWER ROOM

ELECTRIC HEATING

DOUBLE GLAZING

GARDENS

DESIGNATED PARKING SPACE



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over

**£124,000**

## DESCRIPTION

Enjoying an enviable location within a quiet sought after modern development, this is a particularly attractive one bedroomed self contained upper apartment. The property which benefits from full double glazing and electric heating is presented in immaculate order throughout and represents the ideal choice for the first time buyer seeking a starter home, or the buy-to let investor. The rooms comprise generous lounge/dining room, well appointed fitted kitchen, double bedroom with built in cupboard and access to exclusive loft and recently upgraded shower room with contemporary white suite and large shower enclosure. The property is decorated in stylish neutral tones throughout with co-ordinating floor coverings, all of which along with the curtains, blinds, light fittings and kitchen appliances are to be included in the sale. There is the further benefit of a designated parking space and a share in the extensive well maintained landscaped gardens, and early viewing is recommended.

## LOCALITY

Cove is a thriving coastal suburb lying to the South of Aberdeen, with an easy access of the city centre and the oil related offices at Altens and Tullos. Local shops serve everyday needs with a wider choice available at nearby Bridge of Dee, and there is regular public transport at hand. The old village boasts a picturesque harbour, pleasant coastal walks, and a hotel with reputable restaurant.

## HALL

With partially glazed front door and carpeted staircase giving access to the upper floor.

## LOUNGE/DINING ROOM

19'10" x 14' approx

A particularly generous bright and comfortable room with window to the front affording pleasing open aspect. The floor is in attractive wood laminate and lighting provided by three spotlight fittings. Smoke detector. Television aerial point and telephone point. Pole, curtains and vertical blind to remain. Eco panel heater.

## FITTED KITCHEN

8'8" x 7'7"

A bright well appointed fitted kitchen accessed from the lounge and with floor and eye level units in white with co-ordinating work surfaces, stainless steel sink and drainer with mixer tap and splashback tiling. Appliances include integrated electric hob, oven and chimney, freestanding fridge freezer, Hoover and automatic washing machine. Spotlight fitting. Laminate tiled flooring.

## INNER HALLWAY

A carpeted hallway with large cupboard giving access to the remaining rooms. Smoke detector.

## DOUBLE BEDROOM

9'7" x 9'

A good sized double bedroom, bright, carpeted and with vertical blind, pole and curtains. Shelved storage cupboard. Hatch to partially floored loft. Stainless steel spotlight fitting.

## SHOWER ROOM

6' x 5'6"

A most attractively finished shower room recently upgraded and featuring quality suite in white to include WC, wash hand basin on pedestal and large corner shower enclosure with curved glazed doors housing instant electric shower. The walls around the shower are in attractive aqua panelling and there is a large mirror above the wash hand basin. Tile effect vinyl flooring. Extractor fan.

## OUTSIDE

Pertaining to the apartment is a designated parking space and ample visitor's parking within the resident's car park. Property is set within extensive thoughtfully laid out and well looked after landscaped gardens which are mainly in grass with mature trees and bushes.

## DIRECTIONS

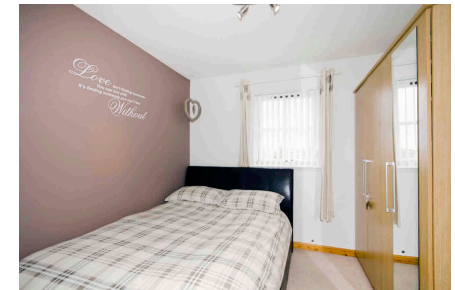
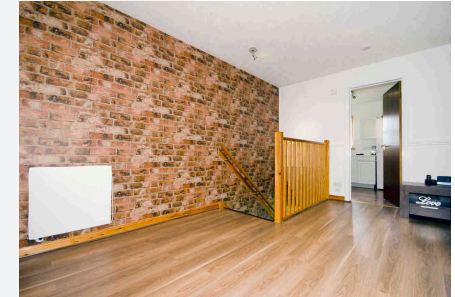
Travel South from the City Centre via Wellington Road taking the second exit off the last roundabout towards Cove. Turn first right into Earns Heugh Road and continue to the end where turn right into Cove Road. Turn second right into Charleston Drive and right again in Charleston Gardens. Number 36 is located at the head of the cul-de-sac as indicated by our for sale board.

## VIEWING

Telephone 07531 308823 or 07817 188226 (Mr & Mrs Stewart) for an appointment or contact selling agents.

## 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.



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Gavin Bain & Company  
432 Union Street  
Aberdeen AB10 1TR

t: 01224 623040

f: 01224 623050

e: [info@gavin-bain.co.uk](mailto:info@gavin-bain.co.uk)

[www.gavin-bain.co.uk](http://www.gavin-bain.co.uk)



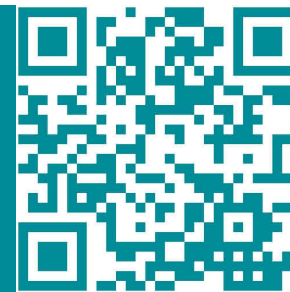
## SELF-CONTAINED UPPER APARTMENT

HALL  
LOUNGE/DINING ROOM  
FITTED KITCHEN  
DOUBLE BEDROOM  
SHOWER ROOM  
ELECTRIC HEATING  
DOUBLE GLAZING  
GARDENS  
DESIGNATED PARKING SPACE



**GAVIN BAIN  
& COMPANY**

Solicitors and Estate Agents



Offers Over  
**£124,000**