



HIGHLY DESIRABLE DETACHED DWELLINGHOUSE

28 CASSIE CLOSE, COVE
ABERDEEN, AB12 3WE

VESTIBULE
CLOAKROOM/TOILET
LOUNGE
DINING ROOM
FITTED KITCHEN
SUN LOUNGE
4 BEDROOMS
SHOWER ROOM
GCH/DG
GARDENS
DRIVEWAY
SUMMERHOUSE



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



Offers Over

£270,000

We take pleasure in offering for sale this highly desirable, four bedroom, detached dwellinghouse which enjoys an enviable position on a large corner site at the entrance to a leafy cul-de-sac in the popular and picturesque coastal suburb of Cove. Offering a spacious level of extended family sized accommodation spanning two floors, benefits include gas fired central heating, uPVC double glazed windows and exterior doors, regulation compliant smoke alarms, satellite TV connectivity, and a 'Fibre' broadband facility. The decor throughout is predominantly monochrome enhanced by oak interior doors, a combination of practical floor coverings, window blinds and co-ordinating curtains.

The property is accessed at the front via a bright vestibule with convenient cloakroom/toilet which is fitted with a white wc and free-standing wash bowl with waterfall tap set on a wooden counter. An illuminated mirror incorporating a shaver socket, chrome ladder-style radiator, recessed downlighters, and laminate wood flooring complete the look. The comfortably proportioned, front facing lounge will not fail to impress. The white porcelain tiles and open-tread staircase are attractive features, a roller blind and curtains adorn the window, and lighting is by several recessed downlighters. An open archway leads through to the dining room which overlooks the rear garden and has a fitted breakfast bar along one wall for informal dining. Adjacent to the dining room is the impressive sun lounge, a stunning addition to the home, glazed on three sides, with electric under-floor heating to the marble effect porcelain floor tiles, roller blinds fitted to the windows, and French doors which open directly onto the garden. The superbly appointed kitchen boasts an array of black and white coloured high-gloss cabinets complemented by polished chrome handles, under-unit and floor plinth lighting, black work surfaces and splashbacks. This room is flooded with natural light and a partially glazed door provides access to the rear garden. Appliances to remain include a built-in ceramic hob with overhead extractor canopy; eye-level electric double oven/grill; free-standing washing machine, dishwasher, and American-style fridge/freezer with water dispenser/ice maker. Completing the ground floor accommodation is the principal bedroom, located to the front of the home and offering ample floor space to accommodate a range of free-standing furniture. The carpeted open-tread staircase with brass spindles and oak handrail ascends to the first floor hall where there is a side facing window, hatch access to the attic space, and a shelved linen cupboard housing the water cylinder. There are three bedrooms on this level, all carpeted with two benefitting from floor-to-ceiling fitted wardrobes which offer generous hanging and shelving facilities. The extensively tiled shower room has an opaque rear facing window and is fitted with a glazed corner shower enclosure and white sanitary ware, comprising: wc, and wall-hung vanity basin with mixer tap. There is wet wall panelling within the shower enclosure and the floor is laid in black porcelain tiles. Outside the garden areas to the front, side and rear are fully enclosed to provide a child and pet-friendly environment, whilst there is convenient off-road parking for two vehicles on a tarmac driveway at the front. Of particular appeal will be the large and versatile summerhouse, suitable for a variety of purposes, and which is meantime used as a superb entertainment space with fitted bar counter, shelving, and aerial for wall mounted TV.

To fully appreciate the many attractive features within this most attractive home, which will undoubtedly appeal to families and home works, interior viewing is absolutely essential!

LOCALITY

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 Vestibule

Cloakroom/Toilet

Lounge

Dining Room

Fitted Kitchen

Sun Lounge

Bedroom 1

First Floor

Bedroom 2

Bedroom 3

Bedroom 4

Shower Room

4.47m x 4.19m (14'8" x 13'9") approx

3.2m x 2.74m (10'6" x 9') approx

4.27m x 4.09m (14'4" x 13'5") approx

4.77m x 4.16m (15'8" x 13'8") approx

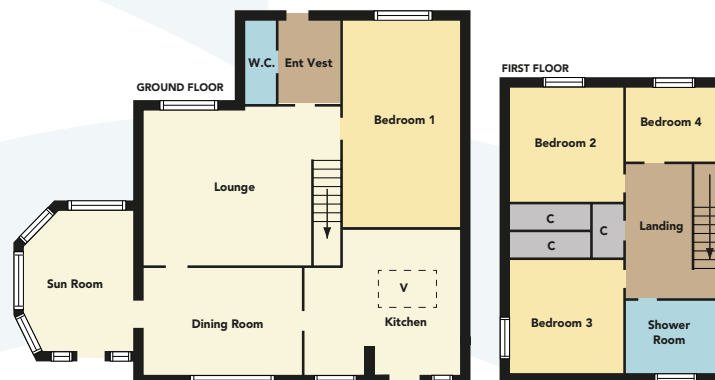
4.72m x 2.62m (15'6" x 8'7") approx

3.45m x 2.62m (11'4" x 8'7") approx

2.87m x 2.64m (9'5" x 8'8") approx

2.34m x 1.83m (7'8" x 6') approx

1.9m x 1.78m (6'3" x 5'10") approx



Floorplans are indicative only - not to scale
Produced by Plushplans





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OUTSIDE

A tarmac driveway at the front provides convenient off-road parking for two vehicles. The fully enclosed gardens are laid mainly to lawn with a loc bloc patio at the rear enjoying a sunny aspect and offering an ideal space for outdoor relaxation. Large plastic store, sensor activated security lighting, water tap, and external power socket. Large composite summerhouse (4.62m x 3.86m (15'2" x 12') approx) fitted with double glazed windows and French doors, laminate wood flooring and power supply, meantime used as an entertainment space but would also be suitable as a home office, arts and crafts studio, or gymnasium.

DIRECTIONS

Travel to Cove via Wellington Road taking the second exit off the roundabout onto Langdykes Road. Turn first right into Earns Heugh Road then second right into Dunlin Road. Cassie Close is first on the left where number 28 is located on the right hand corner of the cul-se-sac.

VIEWING

Tel: 07807 353381

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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