



TWO BEDROOM MID-TERRACED DWELLINGHOUSE

38 CHARLESTON AVENUE
COVE, ABERDEEN, AB12 3QE

VESTIBULE
LOUNGE
KITCHEN
UPPER HALL
2 BEDROOMS
BATHROOM
GAS C.H. & D.G.
PARKING
GARDENS



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



Offers Over

£155,000

We are delighted to present this spacious Two Bedroom Mid-Terraced Dwellinghouse enjoys a pleasant location in a quiet cul-de-sac within the popular suburb of Cove. Tastefully decorated throughout the property offers excellent family accommodation and benefits from gas fired central heating and full double glazing. Entered by a small entrance vestibule which leads through to the good sized, bright and airy lounge which has been decorated in neutral tones and finished with light laminate flooring. Overlooking the rear garden with a partially glazed door leading to the rear patio area, the kitchen has been decorated in neutral tones, is finished with tiled flooring and is fully fitted with a range of modern base and wall units with integrated appliances. A carpeted staircase leads from the lounge to the upper hallway where the two generously proportioned double bedrooms and the centrally situated family bathroom, which has been fully tiled and fitted with a modern three-piece suite and shower, are located. Outside there is paved parking to the front of the property for two cars. The fully enclosed, south facing rear garden enjoys a high degree of privacy and has been mainly laid to lawn with a paved patio area and flower and shrub borders.

LOCATION

Charleston Avenue is situated in Cove, an area well served by local shops and by public transport facilities. Easy accessibility is available to most parts of Aberdeen City by a variety of arterial routes with the location being particularly convenient for the oil related offices on the south side of the City at Altens and Badentoy.

ACCOMMODATION

VESTIBULE

LOUNGE

KITCHEN

UPPER HALL

BEDROOM 1

BEDROOM 2

BATHROOM

4.36m x 3.81m (14`4" x 12`6") approx
3.81m x 2.61m (12`6" x 8`7") approx

3.14m x 3.04m (10`4" x 10`) approx
3.78m x 2.61m (12`5" x 8`7") approx
2.79m x 1.57m (9`2" x 5`2") approx

OUTSIDE

An area of paved parking is located to the front of the property and provides off street parking for 2 cars. The fully enclosed garden to the rear enjoys a south facing aspect and has been mainly laid to lawn with a large paved patio area and flower and shrub borders. Wooden garden shed to remain. Outside water tap.

DIRECTIONS

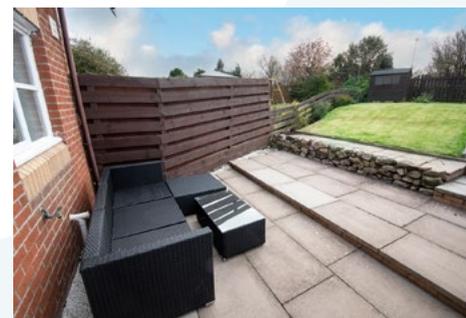
From Aberdeen travel on the A956 Wellington Road to the large roundabout at Altens/Cove. Bear straight ahead and take a left onto Cove Road at the traffic lights. Take the first left onto Charleston Drive and follow the road around, take a left onto Charleston Gardens then first right onto Charleston Avenue.

VIEWING

By appointment, telephone 07899 903 604 (Liu)

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 & Estate Agents



Gavin Bain & Company
432 Union Street
Aberdeen
t: 01224 623040
f: 01224 623050
e: info@gavin-bain.co.uk
www.gavin-bain.co.uk