



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

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**11 Cove Way**  
COVE BAY, ABERDEEN, AB12 3DW



# THE LOCATION

*Cove Bay*

Cove Bay provides easy access 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 including Altens and Badentoy. Cove Bay is a well established residential area and is well served by a fantastic range of local shops, community facilities including children's nurseries, primary school, secondary school and local leisure facilities. Locally by a variety of arterial routes, there are frequent and good public transport links to the city and easy access onto the A90 to the south. The location is also extremely convenient for

the oil-related offices at Altens and Badentoy on the south side of Aberdeen and a short drive to the retail parks at the Bridge of Dee and Robert Gordon University.

The city centre provides all that one would expect from modern-day city living, including a multitude of shopping malls and local shops. There are pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. The city offers further excellent bus and rail services with national and international flights being provided from Dyce Airport.





# 11 COVE WAY

*Cove Bay*

Situated in a nice and quiet residential cul de sac 11 Cove Way is presented to the market in immaculate walk-in condition. The present owner has carried out a complete renovation of this property with no expense spared.

The property comprises of a large bright spacious open plan

lounge and dining room providing immense natural light from each room. There are patio doors from the dining area which lead out to the rear garden. The kitchen has modern wall and base units with integrated appliances. From the kitchen, there is a door to a room which has currently been used as a bedroom and there is a WC. However, this was the

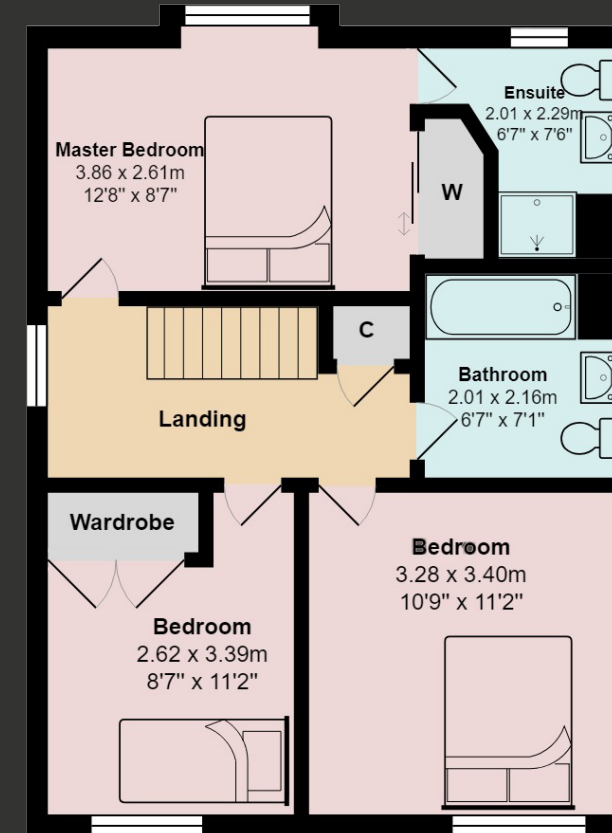
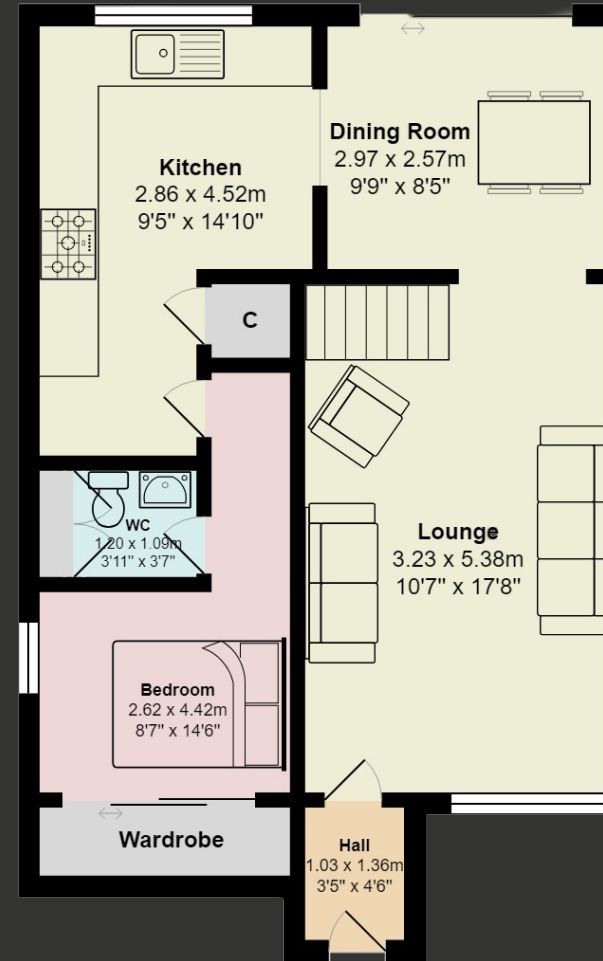
garage and can be converted back to the garage. Upstairs, the master bedroom has fitted wardrobes with an en-suite shower room with vanity units, WC, basin and shower enclosure. There are a further two double bedrooms. The bathroom consists of a bath, overhead shower, WC, basin and vanity units. The property benefits from gas central heating

and double glazing.

Externally, the front of the property provides parking for two or three vehicles. The rear garden is laid in gravel and has a decking area for summer dining.







Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Floor coverings, blinds, light fittings, shed and outdoor table and chairs. White goods and American Fridge/Freezer may be considered by separate negotiation.

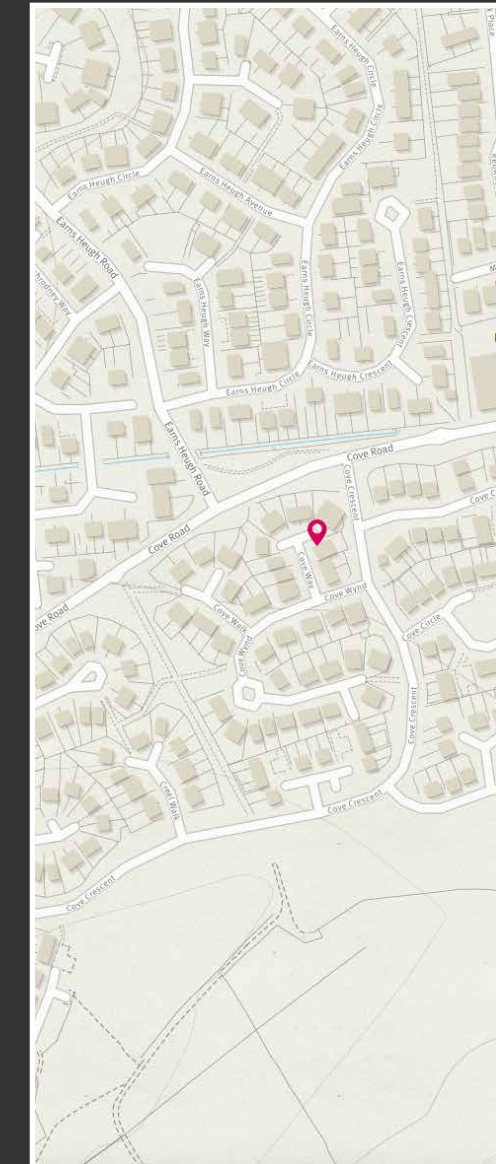


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**Part  
 Exchange  
 Available**

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