




McEwan Fraser Legal

Solicitors & Estate Agents

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6 Cove Way

COVE BAY, ABERDEEN, ABERDEENSHIRE, AB12 3DW



THE LOCATION

Cove Bay, Aberdeen

Cove Bay is a well established and popular suburb situated to the south of the city centre and ideally positioned for accessing the numerous businesses at Altens and Tullos and additionally the expanding opportunities further south at Hillside and Portlethen. The recently opened AWPR (Aberdeen Western Peripheral Route) offers convenient commuting to all areas north and south of the city. Excellent and frequent local transport links provide easy transportation into the city centre and surrounding areas.

Cove is well served by a fantastic range of local shops, community facilities including children's nurseries, primary school, secondary school and local leisure facilities. The location is also extremely convenient and a short drive to the retail parks at the Bridge of Dee and Robert Gordon University. The city 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. You also have some superb recreational and leisure facilities all within easy reach and a multitude of activities for the outdoor enthusiast. The city offers excellent bus and rail services with national and international flights being provided from Dyce Airport approximately ten miles to the north. The main East Coast Rail Network operates from Aberdeen.



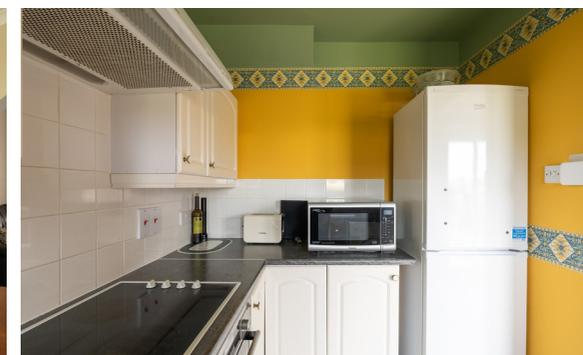
6 COVE WAY

Cove Bay, Aberdeen

Situated within a popular residential area of Cove, Number 6 Cove Way is a spacious three bedroom semi-detached property located at the bottom of a very quiet cul-de-sac. The current owner during his tenure has maintained the property with recent upgrades to the gas central heating and UPVC double glazing. The property offers spacious living accommodation over two floors that would suit the first time purchaser or a young family and is ideally located for the professional couple, student or a superb Buy-to-Let investment. Early viewing is highly recommended to fully appreciate the location and all that this property has to offer.

The property consists of on the ground floor an entrance hallway leading to all accommodation spacious open plan lower ground floor is flooded with natural light, with the lounge leading through an open arch to the formal dining area which has patio doors to the rear garden the kitchen is open plan to the dining area and is fitted with multiple wall and base mounted units. On the first floor, there are three bedrooms, two of which benefit from built-in storage. The bathroom is fitted with a white three-piece suite with a power shower over the bath. In addition, there are ample storage cupboards throughout the property.

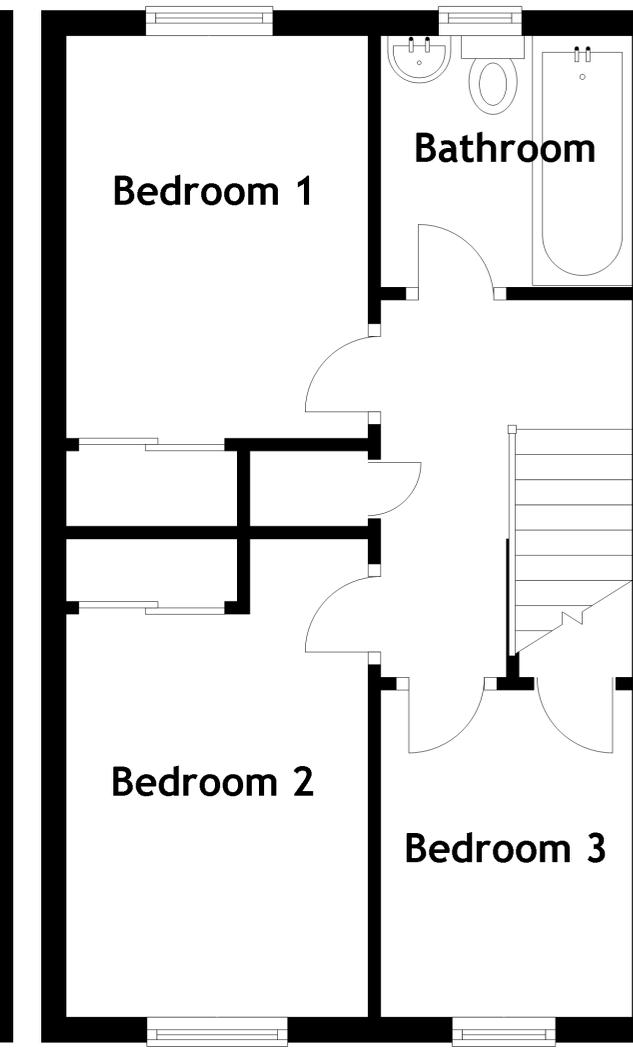
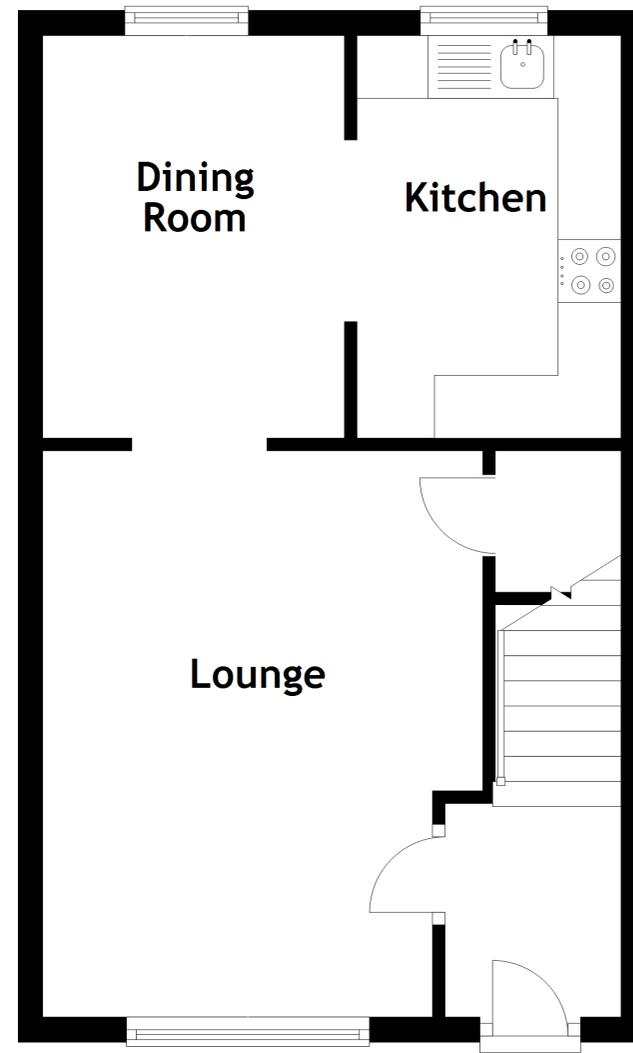
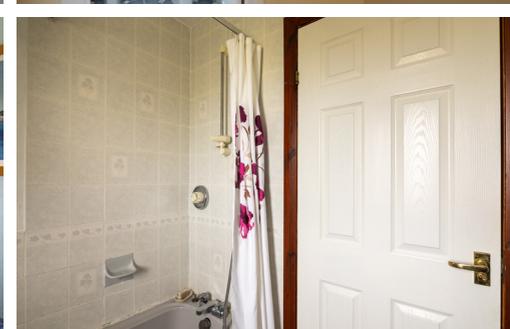
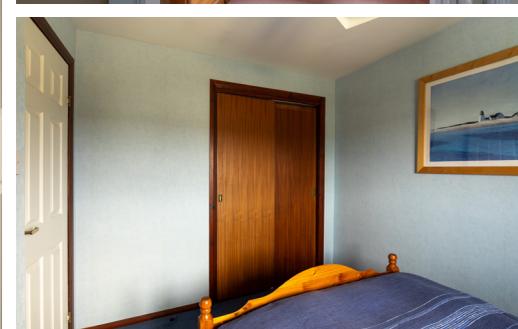
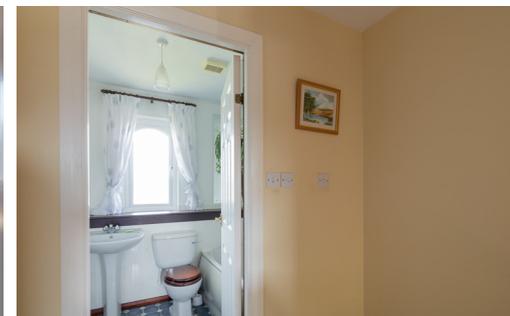
Externally a loc-bloc drive allows off-street parking for at least two vehicles in front of the garage which has power and light, the front garden has a boundary wall on each side with a small garden area laid to lawn with a scattering of mature shrubs. Access to the rear garden is from the driveway to the side of the property, and patio doors from the dining area. The rear garden is fully enclosed and bordered by a high wooden fence a safe and secure environment for children and pets alike and ideal for some alfresco dining outdoor entertaining and enjoying the sun. The rear garden is laid to lawn with a large stone patio area, the garden shed will remain.



LOUNGE, DINING ROOM
& KITCHEN



BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")
Dining Room	3.20m (10'6") x 2.40m (7'10")
Kitchen	3.20m (10'6") x 2.00m (6'7")
Bedroom 1	3.20m (10'6") x 2.40m (7'10")
Bedroom 2	3.20m (10'6") x 2.40m (7'10")
Bedroom 3	2.60m (8'6") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 71m²
EPC Rating: C

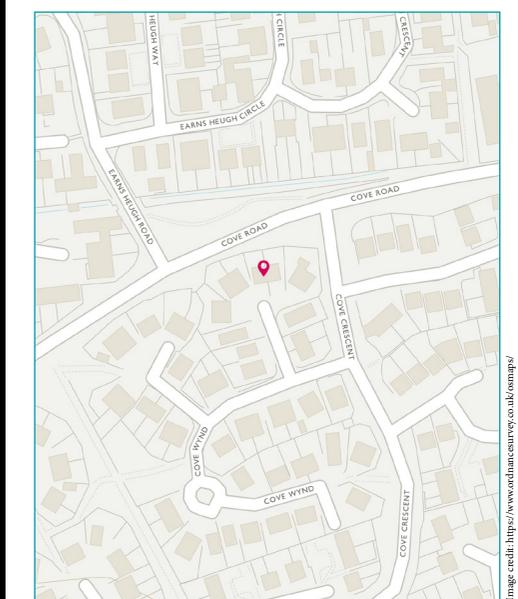


Image credit: <https://www.landancestry.co.uk/engmap/>



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