



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**35 Clashrodne Avenue**

COVE BAY, ABERDEEN, AB12 3TU





# Cove Bay

ABERDEEN, AB12 3TU

*“... set in an extremely popular residential development of Cove, approximately three miles south and within easy reach of the city centre ...”*

Cove 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 which is accessed within twenty minutes now via the new Aberdeen Western Peripheral Route







*Vestibule*



*Hall*



# 35 Clashrodne Avenue

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35 Clashrodne Avenue is a substantial five bedroom detached bungalow set in an extremely popular residential development of Cove, approximately three miles south and within easy reach of the city centre.

The ground floor consists of an entrance vestibule leading to a large lounge, double doors through to the dining area and kitchen and access to the garden. Accommodation is at either side of the property, with bedrooms one, two and three and the shower room located on the left via the hall and bedrooms four and five and the bathroom located on the right. Both bedrooms four and five include built-in storage whereas all bedrooms have plenty of space for free standing furniture.

The kitchen benefits from modern, fitted worktops, including integrated fridge freezer, electric hob, oven and stainless steel hood. The dining room and lounge area are connected by double doors which can open up to give the effect of one big room, benefiting from the natural light given by the external double doors in the dining room and the big window in the lounge area.

This property is a must see to appreciate its space and privacy. Early viewing is a must and highly recommended.

Externally a Garage has been converted into an outhouse or ideally a games room which can be a great safe haven for private space. There is also a drive which can comfortably hold two cars.



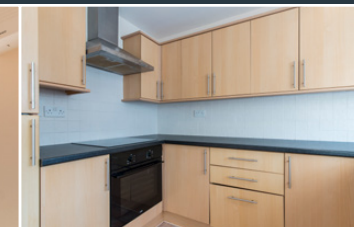
*Lounge*



*Dining Room*



*Kitchen*







Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



Bathroom



Shower Room

# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.20m (10'6")
Dining Room	3.00m (9'10") x 2.50m (8'2")
Kitchen	2.80m (9'2") x 2.20m (7'3")
Hall	2.80m (9'2") x 2.20m (7'3")
Bedroom 1	3.20m (10'6") x 2.60m (8'6")
Bedroom 2	2.70m (8'10") x 2.60m (8'6")
Bedroom 3	2.35m (7'9") x 2.20m (7'3")
Bedroom 3 (Alt)	3.50m (11'6") x 1.80m (5'11")
Bedroom 4	3.20m (10'6") x 2.70m (8'10")
Bedroom 5	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.30m (7'7") x 1.50m (4'11")
Shower Room	2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All light fittings, floor fittings, curtains and blinds. Any other item can be made at separate negotiation.

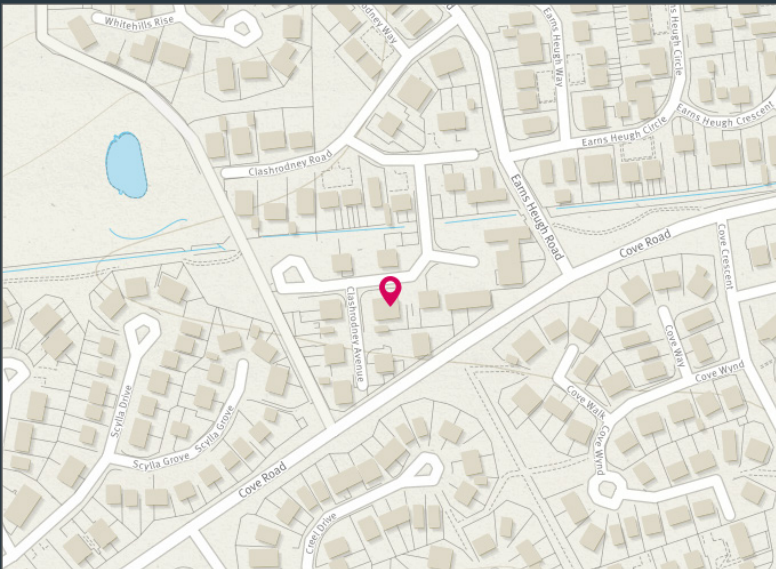


Image credit: <https://www.aerialviewpoint.co.uk/images/>



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