

58 Allison Close

COVE BAY, ABERDEEN, AB12 3WF



A one-bedroom first-floor maisonette, set on Allison Close, the property is in excellent walk-in condition



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McEwan Fraser Legal is delighted to present this one-bedroom first-floor maisonette. Set on Allison Close, Cove, the property is in excellent walk-in condition. The property benefits from uPVC double glazing and gas central heating (Ideal Esprite Eco central heating boiler).

THE LOUNGE



The accommodation comprises an entrance on the ground floor with private stairs to the first-floor accommodation, a sizeable welcoming lounge and a fully fitted wider than standard galley kitchen.

THE KITCHEN



The kitchen has excellent cupboard space, a ceramic hob, electric oven, washing machine, tumble dryer, dishwasher fridge/freezer and microwave with laminate floor.



THE BEDROOM



There is a good-sized double bedroom with extra deep mirrored wardrobe storage, and a modern shower room with a vertical radiator.

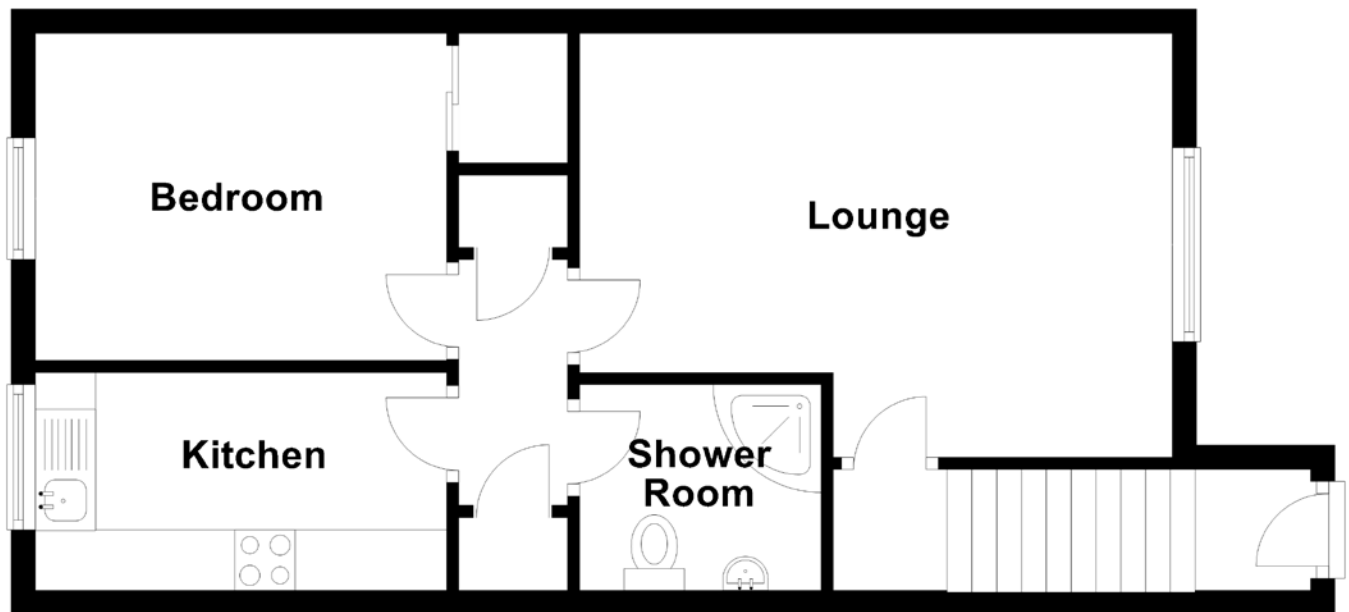
THE BATHROOM



The maisonette is pristine, perfect for a first-time buyer or increasing your buy-to-let portfolio. Significantly the property includes an allocated parking slot. Conveniently there are several bus stops within a 3-minute walk on Earn's Heugh Road and Langdykes Road.

Viewing is essential to appreciate the quality, condition and location.

FLOOR PLAN, DIMENSIONS & MAP

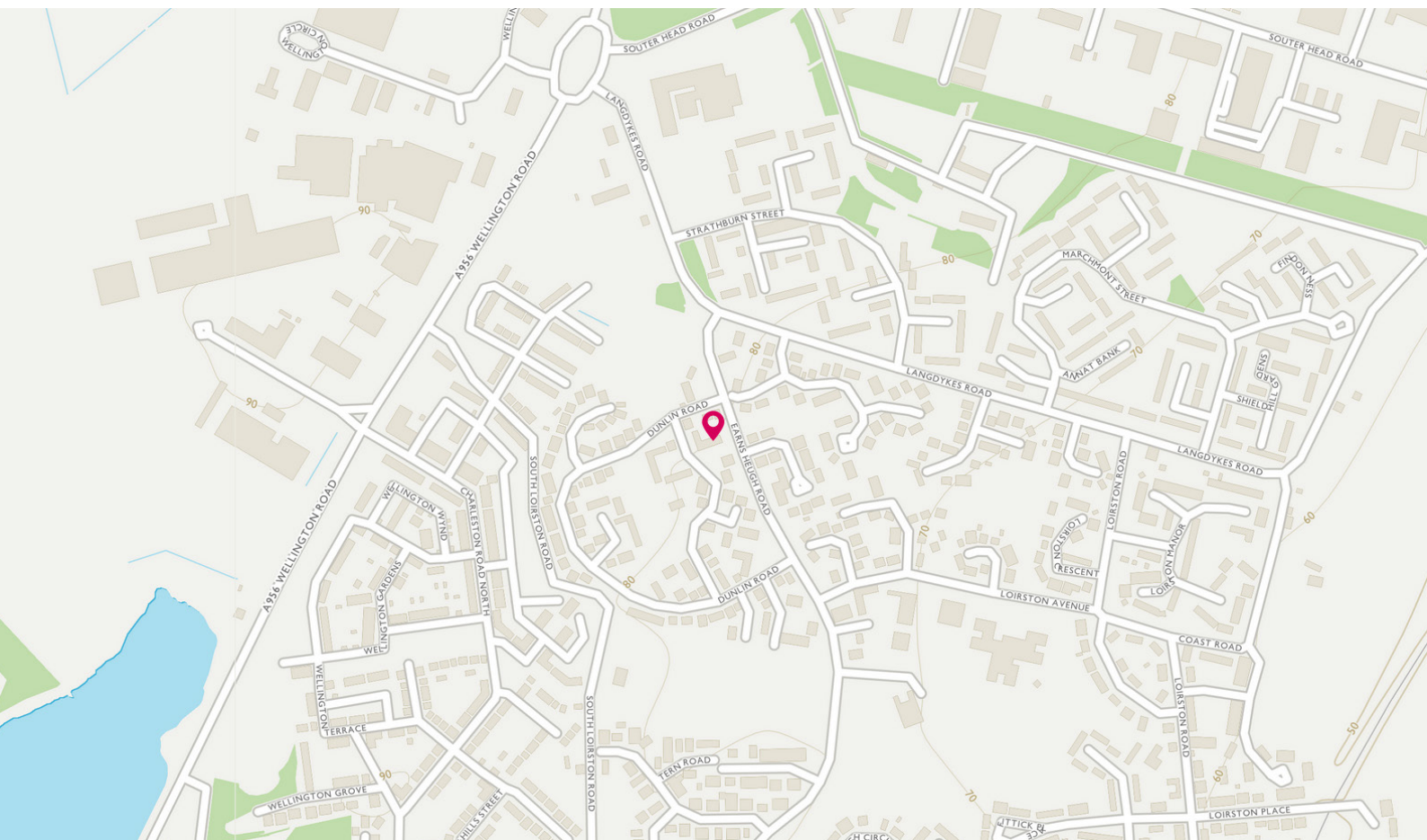


Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	3.40m (11'2") x 1.80m (5'11")
Bedroom	3.40m (11'2") x 2.70m (8'10")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 42m²
EPC Rating: C

Extras (Included in the sale): Fridge/freezer, washing machine, tumble dryer and dishwasher.



THE LOCATION

Cove Bay is a well established and popular suburb situated to the south of Aberdeen City and ideally positioned for accessing the numerous businesses at Altens and Tullos and 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 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 highly 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 many shopping malls and local shops—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 many activities for the outdoor enthusiast. Aberdeen offers excellent bus and rail services, with national and international flights from Dyce Airport approximately ten miles to the north. The East Coast Rail Network operates from Aberdeen, linking the central belt, the south and beyond.



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Part
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