

31 Allison Close

COVE BAY, ABERDEEN, ABERDEENSHIRE, AB12 3WG



A two-bedroom terraced house set in a popular residential cul-de-sac in Cove Bay



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Situated within a popular residential area of Cove 31 Allisson close is located within a quiet residential cul-de-sac location. The house is a two-bedroom mid-terrace which has been a very profitable rental income for the current owner.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge with lots of natural light
- Fully equipped kitchen
- Two good size bedrooms
- Family bathroom
- Small entry porch

THE KITCHEN



BEDROOM 1



BEDROOM 2 & THE SHOWER ROOM

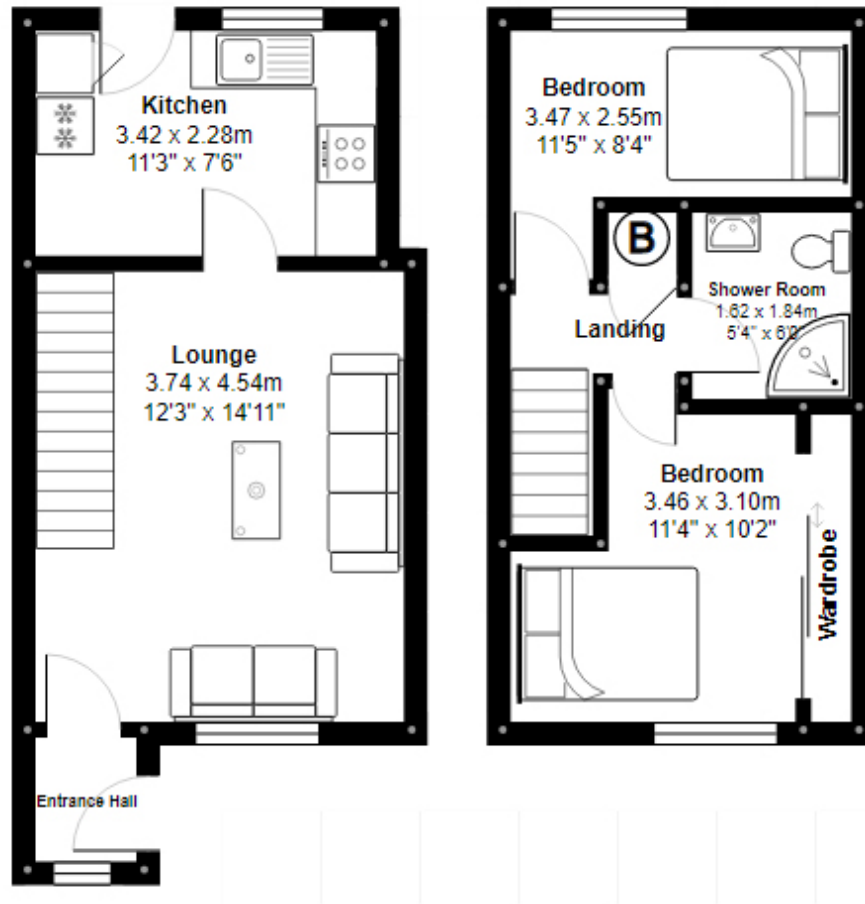


In addition, the property includes allocated parking and a manageable rear garden. This is a fantastic chance for a young family to get a foot on the property ladder or for anyone wanting a buy to let investment that has had a successful historic income already.

THE GARDEN

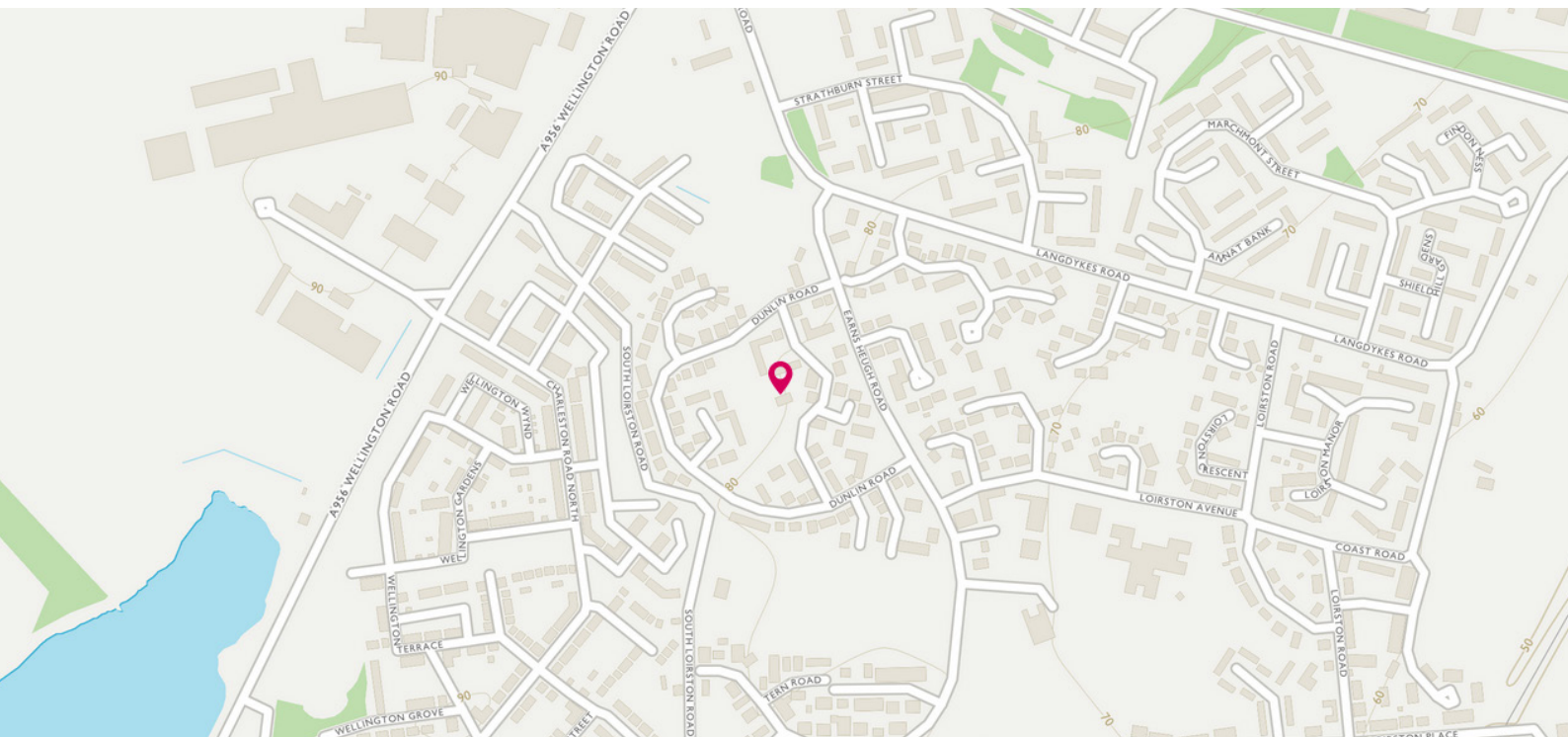


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 53m² | EPC Rating: C



THE LOCATION

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. Aberdeen 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 providing a link to the central belt, the south and beyond.

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