

193 Charleston Road

NORTH, COVE, ABERDEEN, AB12 3ST



An immaculate walk-in condition three-bedroom mid-terrace house built in 2019 by Stewart Milne Homes



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McEwan Fraser Legal is delighted to offer an immaculate walk-in condition three-bedroom mid-terrace house built in 2019 by Stewart Milne Homes. The property has generously sized rooms that benefit from gas central heating and double glazing, a fully enclosed garden and two allocated parking spaces.

THE LOUNGE



The property consists of a small entrance hall that accesses a downstairs WC and a bright, generous main lounge; a storage cupboard is under the stairs.

THE KITCHEN/DINER



You enter the comfortable family kitchen/diner from the lounge with ample space for casual dining plus a small breakfast bar. Patio doors lead to the rear garden. The modern, bright kitchen is well-equipped with a gas hob, Ariston electric oven, dishwasher, washing machine and fridge/freezer. The kitchen has excellent storage space, with the Ariston combi-boiler conveniently located in a kitchen cupboard at shoulder height.





From the lounge, the stairs lead to the first floor. Upstairs consists of the main double bedroom with a double wardrobe and ensuite shower. Next is the family bathroom, which has a bath only and a full mirror. Bedroom two is a double with storage, and the third bedroom, which is currently a work from home space, is a comfortable single room. The loft is well insulated and partially floored; moreover, the property has excellent fibre broadband bandwidth.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



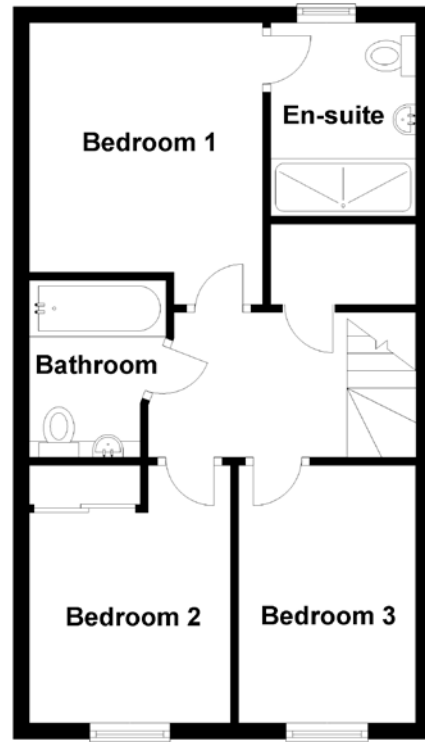
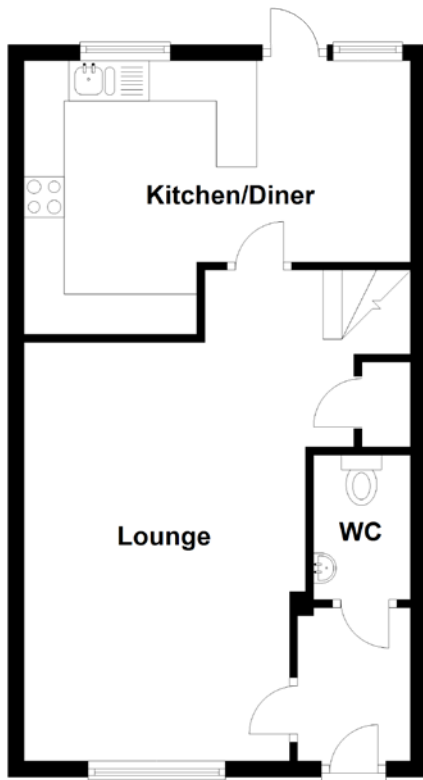
Externally there is a small flower garden at the front. Two allocated parking slots are available at the rear of the property, with a fully enclosed garden laid to lawn.

This is an opportunity to acquire an established modern house in the heart of Cove. Early viewings are recommended to appreciate the quality and condition, and by appointment only.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

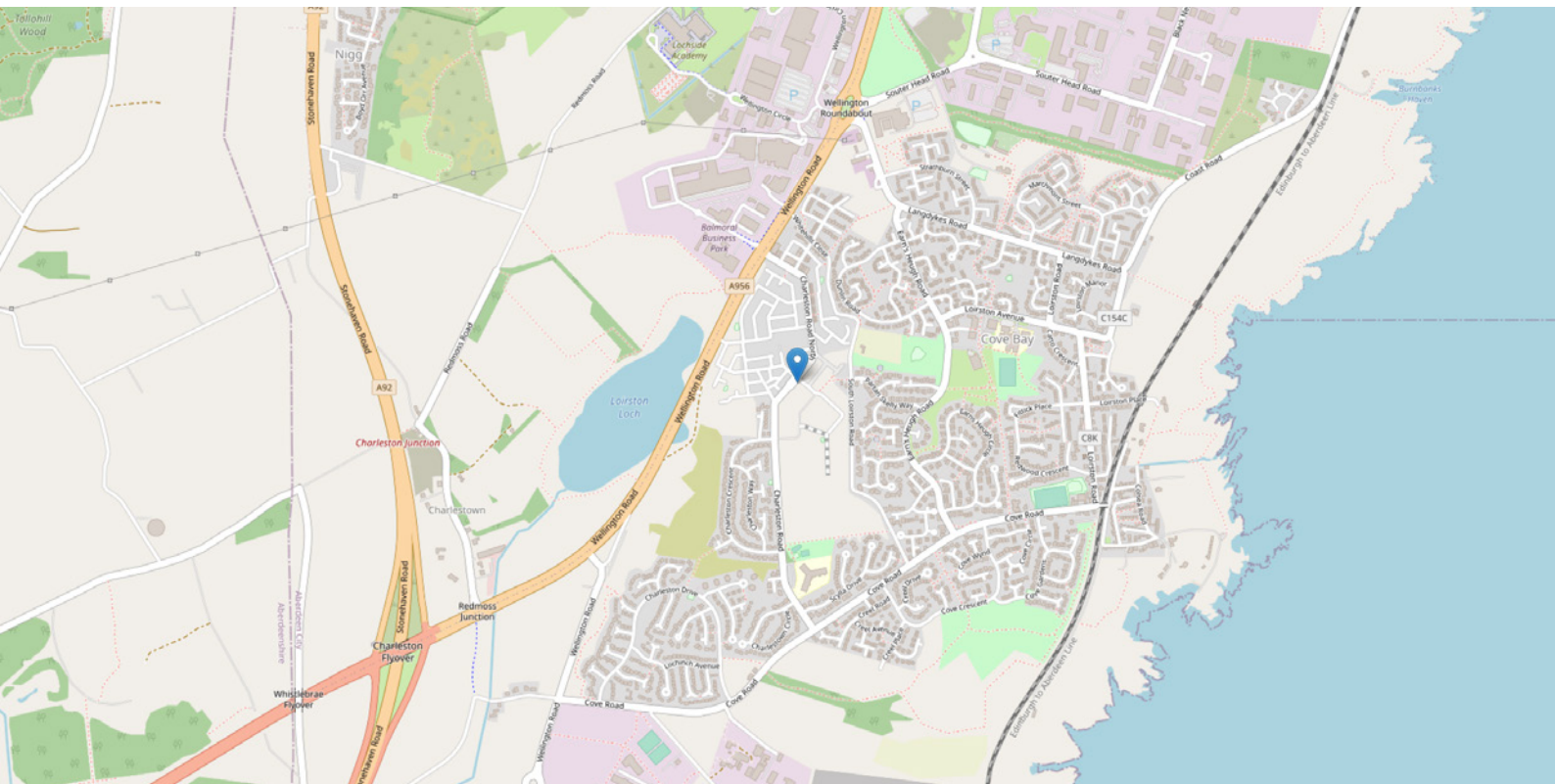


Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 3.50m (11'6")
Kitchen/Diner	4.70m (15'5") x 3.40m (11'2")
WC	1.80m (5'11") x 1.20m (3'11")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")

En-suite	2.40m (7'11") x 1.80m (5'11")
Bedroom 2	3.20m (10'6") x 2.50m (8'2")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 82m²
EPC Rating: B



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 Badentoy 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 and 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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