

26 Whitehills Wynd

COVE, ABERDEEN, ABERDEENSHIRE, AB12 3US



Brand new, never been lived in, four-bedroom detached dwelling in a popular suburb of Aberdeen and easily commutable to all areas of the city



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Forming part of a much sought-after modern and executive development this is a fantastic opportunity to purchase an exceptionally spacious brand new detached property. Expertly designed and recently completed to the highest of standards by the renowned Stewart Milne group. The property also enjoys the benefit of a part 10-year NHBC warranty (or equivalent).

26 Whitehills Wynd Cove is an impressive four/five-bedroom detached home of the "Glencoe" design.

THE LOUNGE



On the ground floor, the lounge offers a light and airy family space perfect for relaxation, and there is also a study that could be used as a private and quiet home office or a fifth bedroom if required.

THE STUDY/BEDROOM 5



THE KITCHEN/DINER



To the rear, the open-plan kitchen/dining area is fitted with French doors that lead to the garden for alfresco summer dining. The kitchen comes complete with a range of premium appliances including a dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave, and cooker hood. A convenient utility room off the kitchen is handily all set up for a washing machine and tumble drier, and it also provides direct access to the rear garden and adjacent ground floor WC.



THE UTILITY & WC





Upstairs, the spacious and comfortable master bedroom is complete with a fitted wardrobe and a luxury en-suite which includes an extra wide shower enclosure. There are three other double bedrooms including a spacious guest room, a centrally located four-piece family bathroom with a separate shower cubical that completes the accommodation. With its fantastic location, this truly is an excellent opportunity to purchase a stylish and generously proportioned executive home and therefore early viewing is a must and highly recommended.

THE BATHROOM



BEDROOM 1



complete with a fitted wardrobe and a luxury en-suite which includes an extra wide shower enclosure



BEDROOM 2



BEDROOM 3



BEDROOM 4



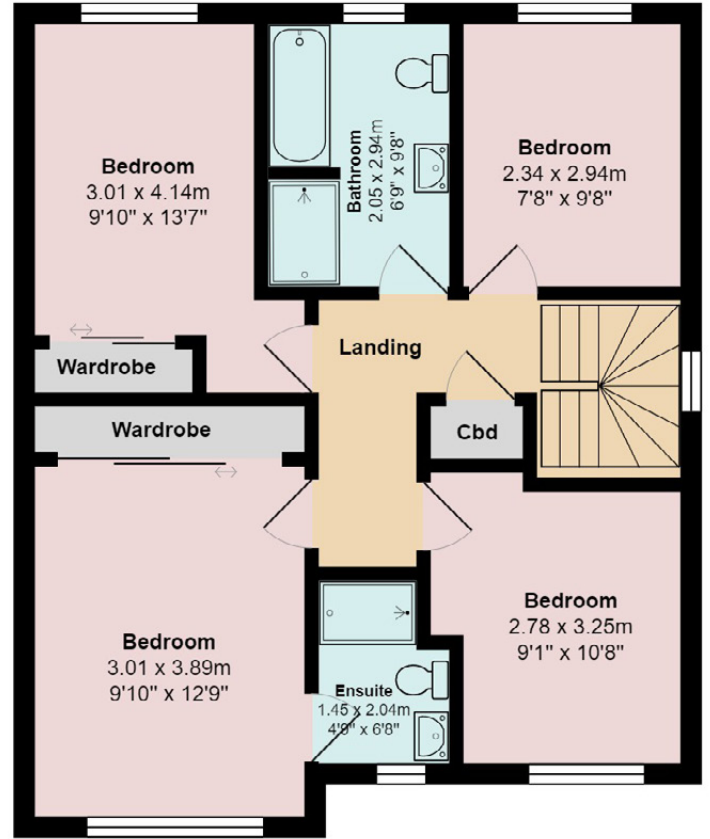
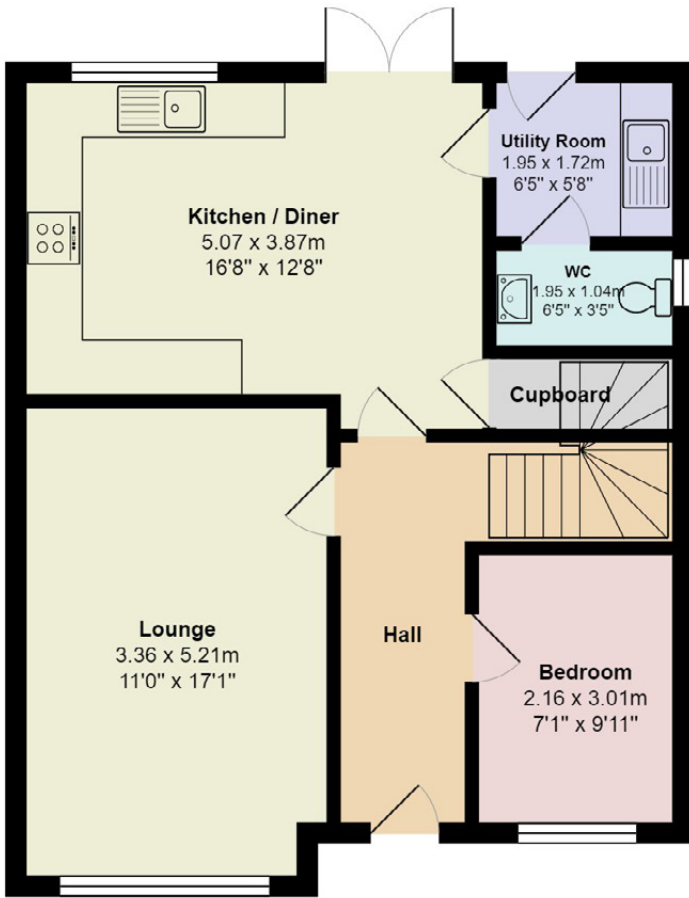
EXTERNALS



To the side of the property is a private drive that allows parking for at least 3 vehicles with the potential for further development of a single garage once permission is granted.

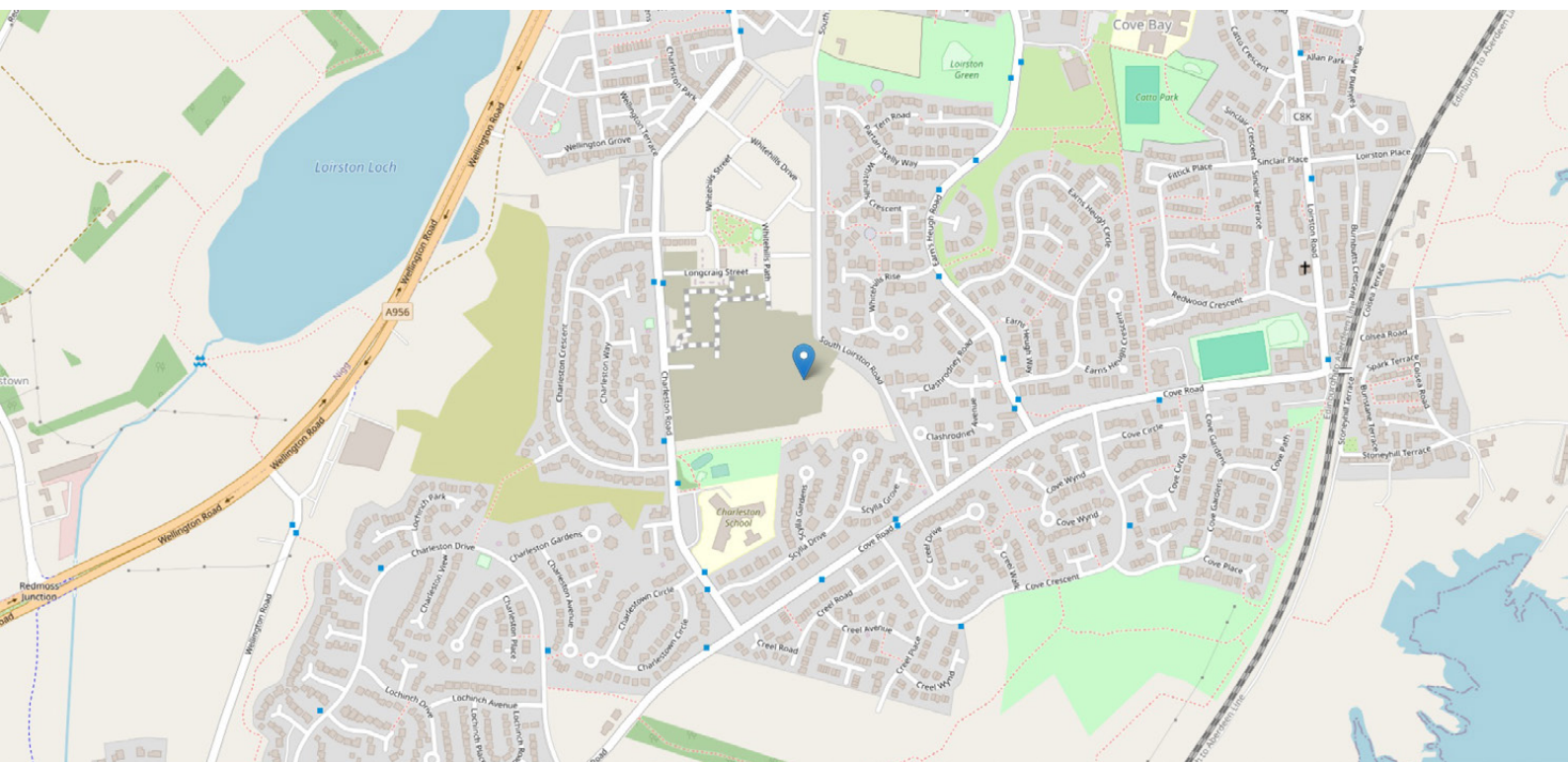
A neat strip of grass borders the front. The rear garden is fully enclosed by a high perimeter wooden fence accessed from the patio doors the utility room or the drive, providing a safe and secure environment for children and pets. Laid mainly to lawn, with a patio area from the kitchen an ideal space for some alfresco dining outdoor entertaining, and enjoying the sun.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 125m² | 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 many local shops and community facilities, including children's nurseries, primary schools, secondary schools, and local leisure facilities. The location is also convenient and a short drive to the Bridge of Dee and Robert Gordon University retail parks.

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.

The city offers further excellent bus and rail service with national and international flights from Dyce Airport. The main East Coast Rail network operates through Aberdeen providing a link to the central belt, the south and beyond, and west to the city of Inverness.



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