



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**24 Allison Close**

COVE BAY, ABERDEEN, ABERDEENSHIRE, AB12 3WF







# LOCATION

Cove Bay 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/Portlethen 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.



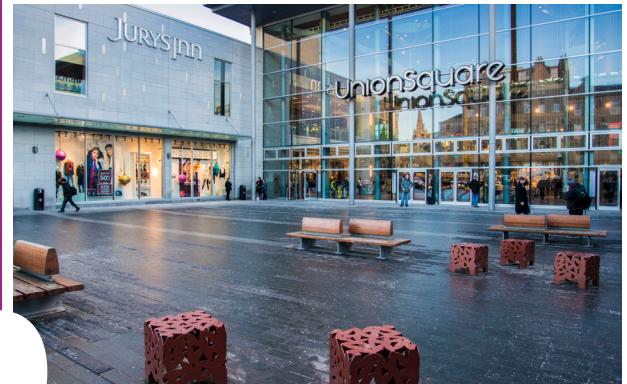




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## Spacious Three- Bedroom Semi Detached Home

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# 24 ALLISON CLOSE

Nestled in a quiet cul-de-sac setting in the popular Cove Bay residential area, this contemporary three bedroom semi detached with driveway makes the ideal home.

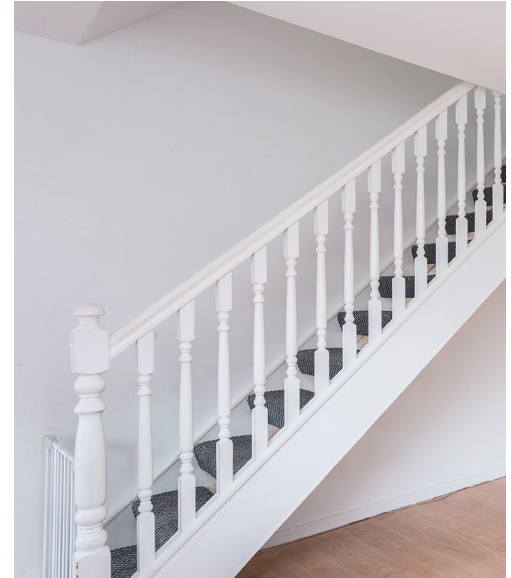
24 Allison Close comprises of an entrance vestibule leading to the bright and airy west-facing lounge, connected to the impressive kitchen/diner which benefits from a variety of wall and base mounted units and 8-ring gas range cooker.

From the kitchen, you have a separate utility room with direct access to the rear garden and greeted with the first double bedroom which boats rear views and ample floor space.

The first-floor landing provides access to the well-proportioned master bedroom which benefits from double built-in wardrobes with sliding mirrored doors and additional surround storage provide more than enough storage solutions, The second double bedroom overlooks the rear garden and unrestricted floor space. The well-equipped family bathroom with three-piece suite, benefiting from a bath with an overhead shower finishes of the internals of the property.

Externally, there are gardens to the front and rear with side access. The front garden is laid with paving slabs to create a private driveway, chips and manageable lawn. To the rear, you find a raised patio area perfect for entertaining or enjoying al fresco dining. The sunken lawn is of a manageable size and fully enclosed with side gate making it a safe and secure environment for pets and children alike.

With its fantastic popular residential location, this property would suit a young family, professional couple or a fantastic buy-to-let investment.



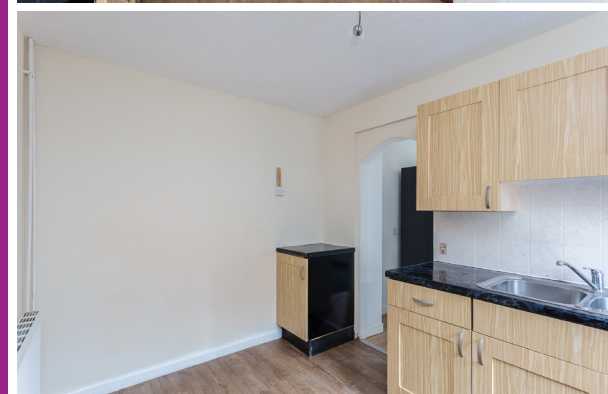




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Ideal for  
Families.

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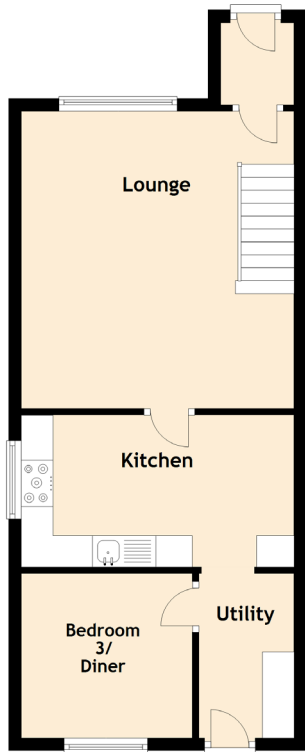




## BEDROOMS & BATHROOM

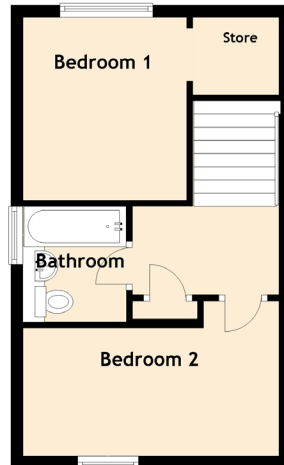






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.30m (14'1")
Kitchen	4.30m (14'1") x 2.40m (7'10")
Utility	2.60m (8'6") x 1.50m (4'11")
Bedroom 1	3.00m (9'10") x 2.70m (8'10")
Bedroom 3/ Diner	2.70m (8'10") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 2.10m (6'11")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>) - 64m<sup>2</sup>

EPC Rating - C

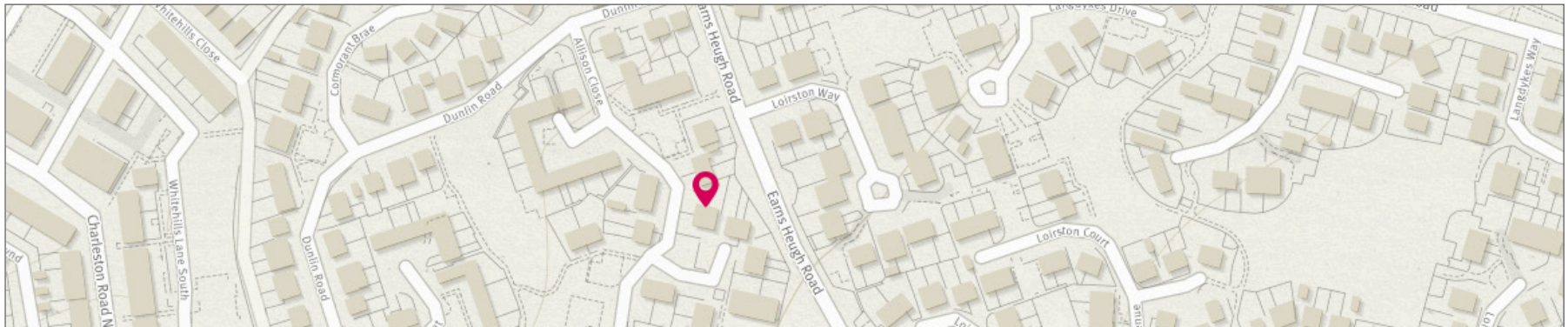


Image credit: <https://www OrdnanceSurvey.co.uk/maps/>







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