

121 Charleston Road North

COVE, ABERDEEN, AB12 3ST



*ONE-BEDROOM AND BOX-ROOM
MID-TERRACE PROPERTY*



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McEwan Fraser Legal is delighted to offer for sale an impressive one-bedroom and box-room mid-terrace back-to-back property, in the heart of a modern and executive development, in the popular Charleston area of Cove. The property was built by the former and renowned Stewart Milne group and was finished to the highest of specifications throughout. It features tasteful modern colour schemes together with quality fixtures and fittings with full UPVC double glazing and gas central heating. Providing an ideal purchase for first-time buyers, professional couples, or buy-to-let investors, the property is vacant and ready to move into with the minimum of inconvenience therefore early viewing is a must and highly recommended.

The accommodation is set over two floors and comprises a bright front-facing lounge that is open plan with the kitchen, providing the ideal entertaining spot for family and friends. The kitchen is fitted with an array of modern and wall base units, with all the necessary appliances, the modern bathroom is fitted with a white three-piece suite incorporating a shower over the bath.

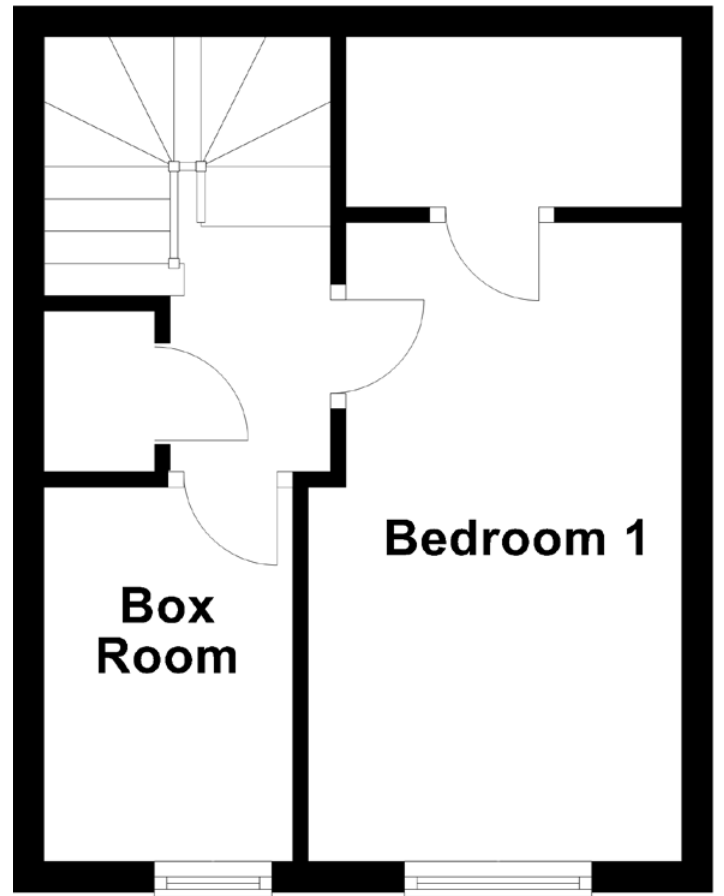
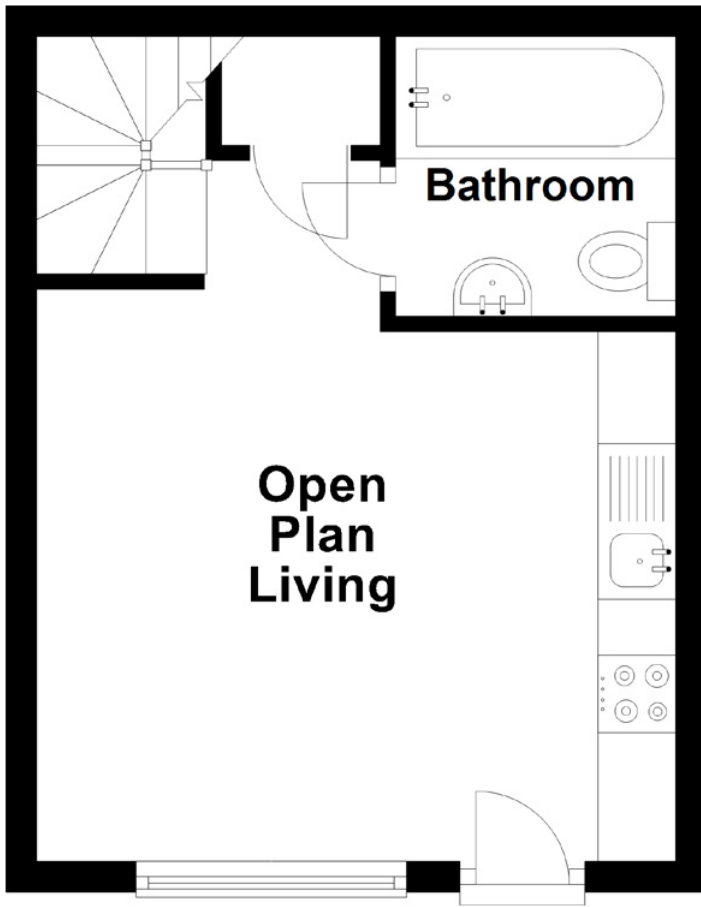
The Property



A carpeted staircase leads to the first floor, where you have a double bedroom with a walk-in wardrobe providing ample shelf and hanging space a front-facing box room would be perfect as a nursery, single bedroom, home office or study. In addition, a useful cupboard on each floor completes provides additional storage and completes the accommodation.







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	4.50m (14'9") x 4.10m (13'5")
Bedroom 1	4.10m (13'6") x 2.40m (7'10")
Box Room	2.40m (7'11") x 1.70m (5'7")
Bathroom	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m²): 46m²

EPC Rating: B

Extras (Included in the sale): All fitted carpets, floor coverings, curtains, blinds, light fittings, shades, and integrated kitchen appliances. All other soft furnishings are available by separate negotiation.



The property is set back from the road with a small garden that is laid to lawn with a border containing a hedge, to the rear of the development residents' car park where there is an allocated space with ample visitor parking.



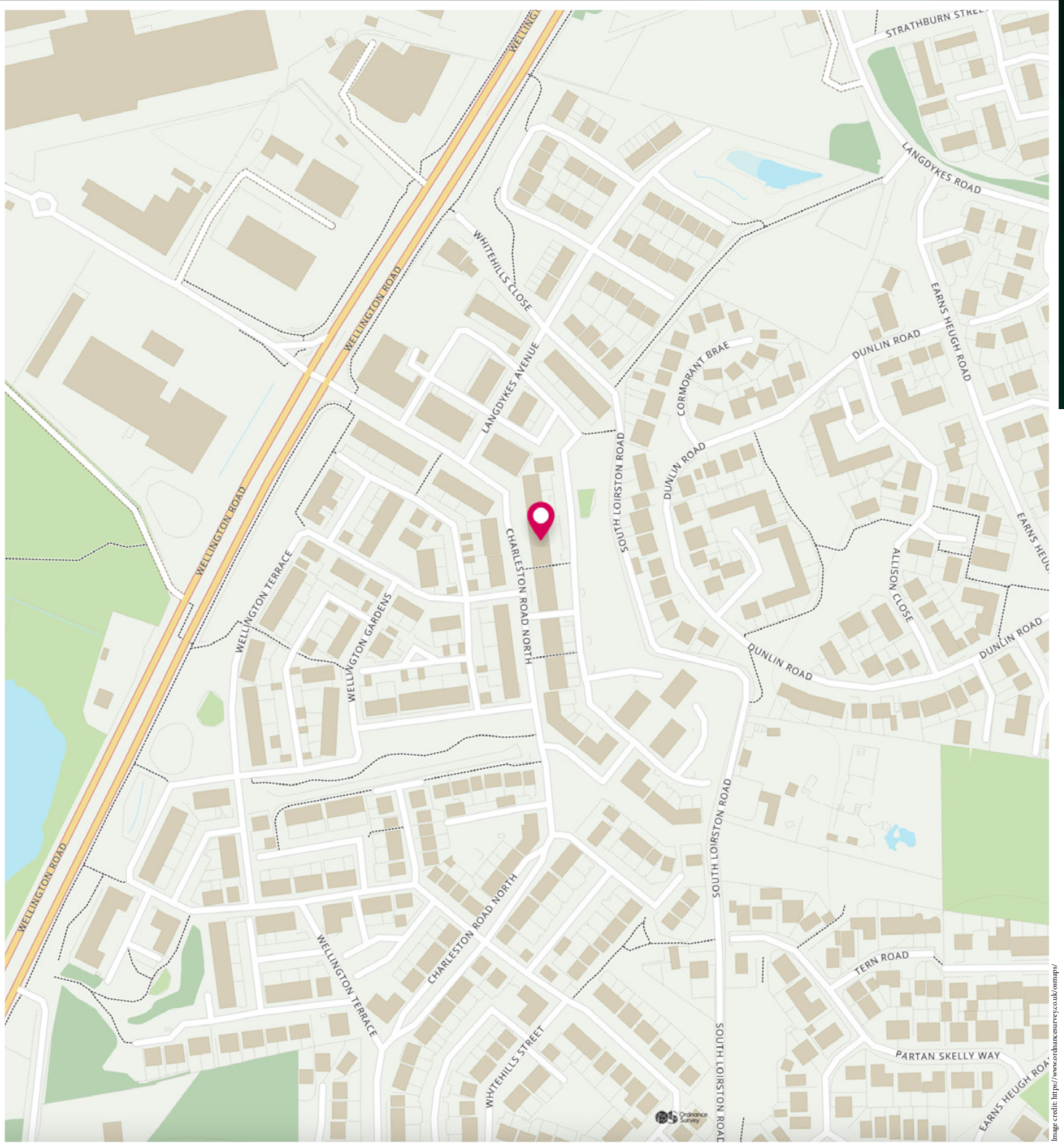


Cove Bay is a well-established and popular suburb situated south of Aberdeen city and ideally positioned for accessing the numerous businesses at Altens and Tullos and the expanding opportunities further south at Badentoy and Portlethen. The recently opened AWPR (Aberdeen Western Peripheral Route) offers 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 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, with fantastic theatres and cinemas to enjoy. You also have 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.

The Location



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