

16 Charleston Crescent

COVE, ABERDEEN, AB12 3DZ



IMMACULATE FOUR-BEDROOM
DETACHED BUNGALOW



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase 16 Charleston Crescent. An immaculate beautiful four-bedroom detached bungalow located in a modern housing estate on the western fringe of Cove, in walk-in condition.

The accommodation comprises an entrance vestibule leading to the hall where all accommodation is accessed. On the left of the hall is the first of the bedrooms, a large double with a fitted double wardrobe. Next is the family bathroom, a white bathroom suite with shower over bath and full splashback with half tiled walls and vinyl flooring; it is light and airy. Continuing clockwise is the largest bedroom with a fitted double wardrobe and an en-suite shower room. The third bedroom follows, a medium-sized single room with storage but could also function as a work from home space. The final bedroom is a square-shaped double. The utility room has recently been refurbished, offering fabulous additional storage levels. Continuing through the utility provides internal access to the garage, incorporating an electric-powered door and a door to the enclosed rear garden. Next to the utility is a modern, spacious kitchen/diner. The kitchen is complete with an electric hob and Indesit electric double oven, fridge (standalone), and dishwasher – all integrated with a small kitchen dining area. A comfortable family lounge with a stunning feature marble fireplace with electric fire and laminate flooring complete the accommodation.







Bedroom 1









Bedroom 2





Bedroom 3





Bedroom 4

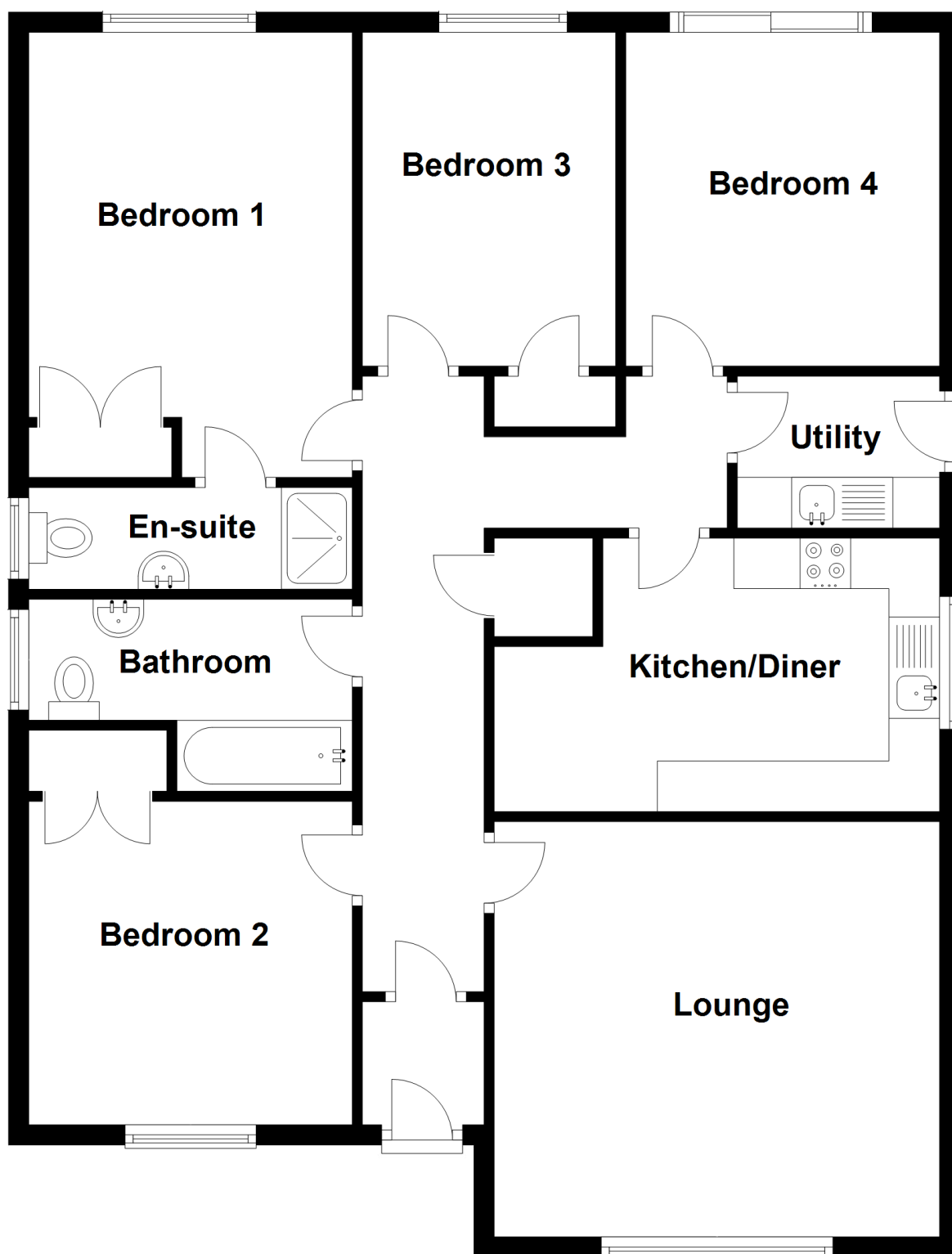






Utility Room





Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.10m (13'6")	Bedroom 3	3.30m (10'10") x 2.50m (8'3")
Kitchen/Diner	4.40m (14'5") x 2.70m (8'10")	Bedroom 4	3.30m (10'10") x 3.10m (10'2")
Utility	2.00m (6'7") x 1.50m (4'11")	Bathroom	3.20m (10'6") x 1.90m (6'3")
Bedroom 1	4.40m (14'5") x 3.20m (10'6")	Gross internal floor area (m ²): 102m ² EPC Rating: C	
En-suite	3.20m (10'6") x 1.00m (3'4")		
Bedroom 2	3.20m (10'6") x 3.20m (10'6")		



The front garden has a two-car tarmac driveway leading to a single garage. And this is offset by a shrub border. The medium-sized manageable rear garden is fully enclosed with a lock-block stone patio and lawn area. The garden offers a safe and private space for both pets and children.

This fresh modern bungalow has been finished to the highest standards and sits discretely mid-Crescent, and further benefits from modern gas-fired central heating and double-glazing. This bungalow would make an ideal family home or buy-to-let investment.



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 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. Excellent and frequent local transport links provide easy transportation into the city centre and surrounding areas. Cove has a fantastic range of local shops community facilities, including children's nurseries, primary school, secondary school and local leisure facilities. The location is highly convenient and a short drive to the retail parks at the Bridge of Dee and Robert Gordon University.

Aberdeen itself provides all that one would expect from modern-day city living, including 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 being provided from Dyce Airport approximately ten miles to the north. The main East Coast Rail Network operates from Aberdeen, linking the central belt, the south and beyond.

The Location

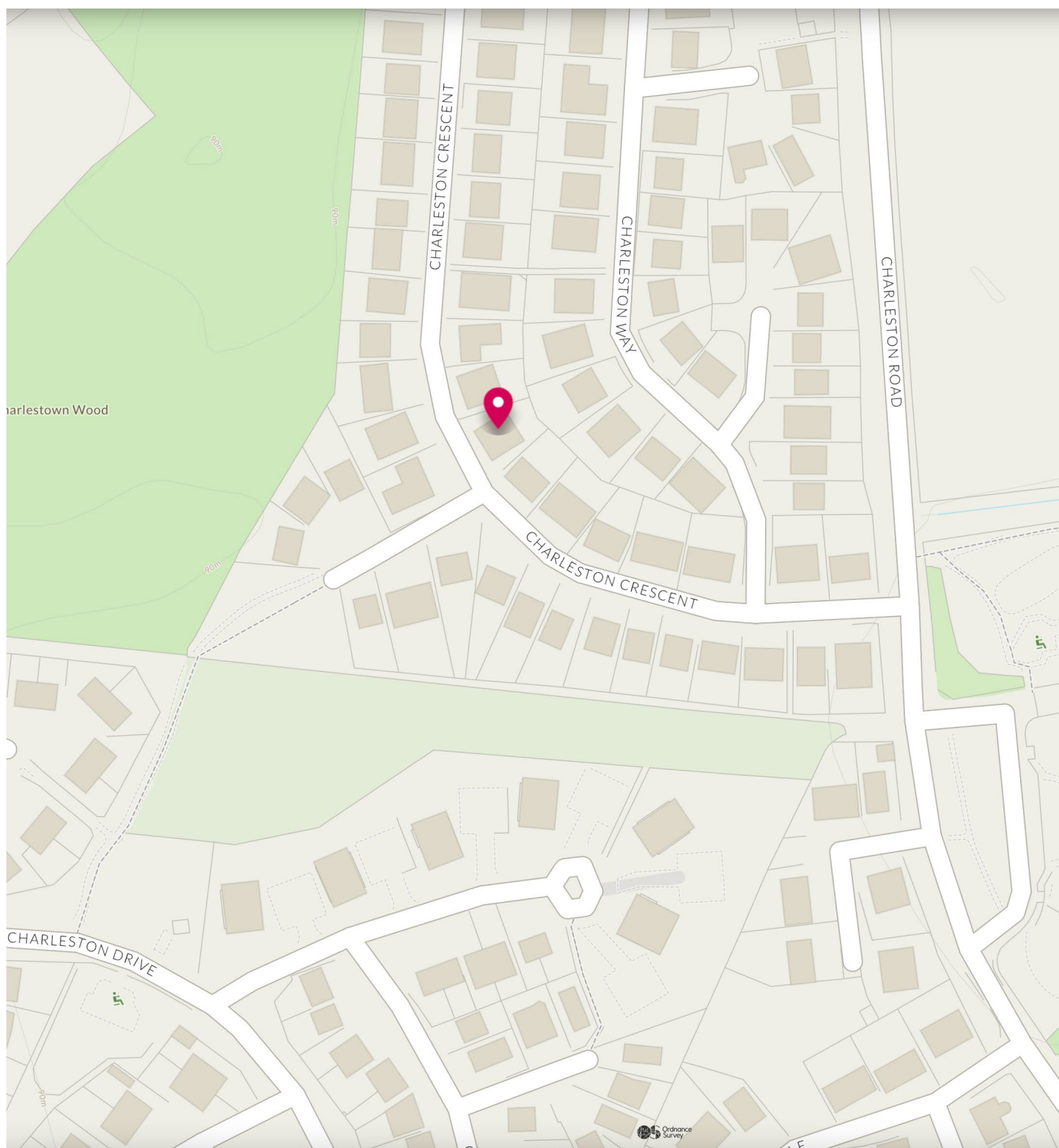


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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