





THE LOCATION

ABERDEEN, ABERDEENSHIRE, AB12 3FR

Cove Bay provides easy access to most parts of Aberdeen City by a variety of arterial routes with the location being particularly convenient for the oil-related offices on the south side of the city including Altens and Badentoy. 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 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.



THE PROPERTY

15 NEWLANDS CRESCENT

Immaculately presented four bedroom detached villa within a new development in Cove.

The accommodation consists of a spacious lounge, kitchen/dining with modern fitted wall and base units and integrated appliances. There are patio doors that lead out to the rear garden. The utility room leads into the WC.

Upstairs, the master bedroom benefits fitted wardrobes and an ensuite shower room. There are a further three bedrooms. The bathroom is complementary tiled with a bath, overhead shower, WC, basin and vanity unit.

Externally, there is a single garage with drive and front garden which is mainly laid to lawn. The rear garden is enclosed with a fence with a lawn.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	3.39m (11'1") x 5.08m (16'8")
Kitchen	5.07m (16'8") x 3.12m (10'3")
WC	1.88m (6'2") x 1.16m (3'10")
Utility Room	1.88m (6'2") x 1.80m (5'11")

First Floor

Bedroom 1	4.40m (14'5") x 3.88m (12'9")
Bedroom 2	2.71m (8'11") x 3.37m (11'1")
Bedroom 3	2.58m (8'6") x 3.37m (11'1")
Bedroom 4	2.94m (9'8") x 2.62m (8'7")
Ensuite	2.03m (6'8") x 1.69m (5'7")
Bathroom	1.89m (6'2") x 2.70m (8'10")

Gross internal floor area (m²): 97m² | EPC Rating: C

Extras (Included in the Sale): Floor coverings, blinds and light fittings.

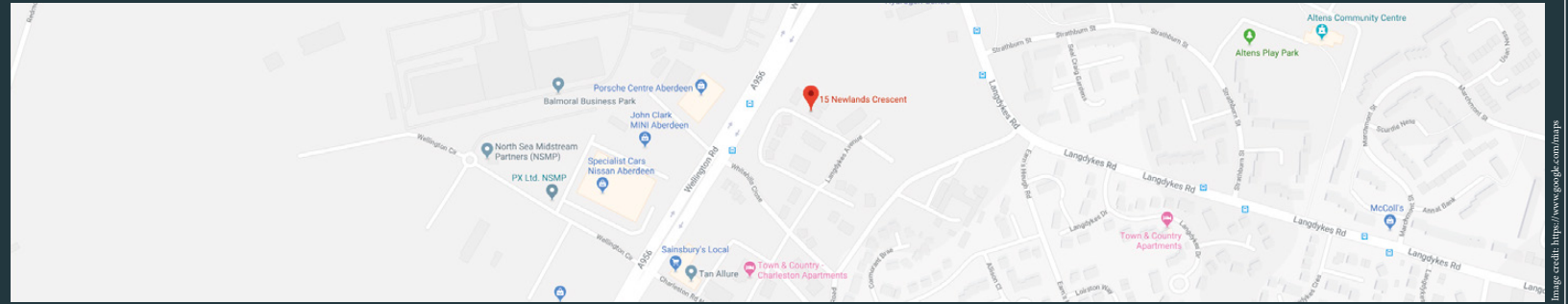


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