




McEwan Fraser Legal

Solicitors & Estate Agents

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6 Colsea Square

COVE BAY, ABERDEEN, AB12 3GT



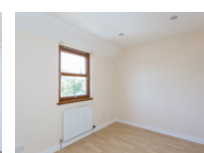
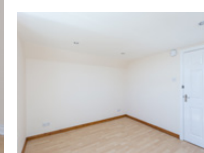
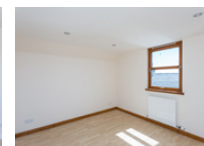
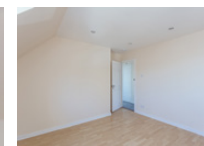
6 COLSEA SQUARE

COVE BAY, ABERDEEN, AB12 3GT

Colsea Square is situated at Cove, an area well served by local shops and by public transport facilities. The property is located within the original part of the fishing village and is in close proximity to the charming local harbour and coastal walks. Easy accessibility is available 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 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



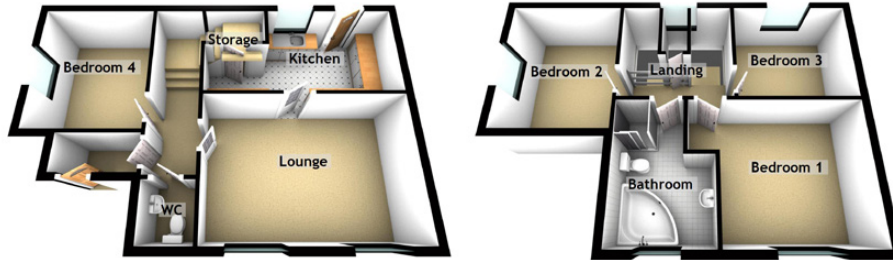
flights being provided from Dyce Airport. Situated in a nice and quiet residential location 6 Colsea Square is presented to the market in an immaculate walk-in condition. The present owner has carried out a complete renovation of this property with no expense spared. There is an immaculate fresh neutral decor throughout along with brand new carpets. Further benefits include full double glazing and gas central heating. Early viewing is highly recommended. The

property consists of, on the first floor, Entrance vestibule, W/C, Dining Room/ Bedroom 4, Living Room with gas fire and Kitchen fully fitted with storage units, four gas hob, washer/dryer and free standing fridge freezer, access to the Garden area is also provided through the kitchen. Up-Stairs there are three spacious bright and airy Double Bedrooms, the family Bathroom, corner bath and separate shower cubicle and access to the attic. Although all rooms

are large and spacious allowing plenty of space for free standing furniture there is plenty of storage areas throughout the property. Externally there is a small grassed area to the rear of the property along with parking spaces and also adequate parking is available on the street. **Extras (included in the sale) : All light fittings, floor fittings, curtains and blinds are to be included in the sale. Along with all white goods in the kitchen.**

SPECIFICATIONS

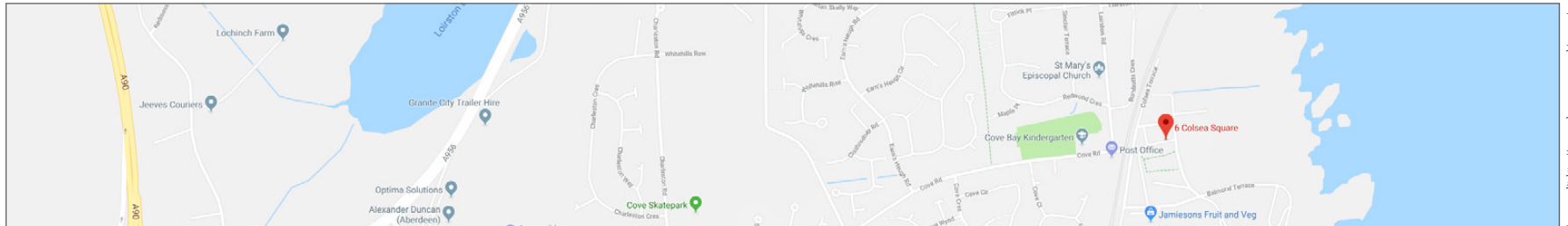
FLOOR PLAN & LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.50m (11'6")
Kitchen	6.69m (21'11") x 2.40m (7'10")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Bedroom 4	3.00m (9'10") x 2.90m (9'6")
Bathroom	3.40m (11'2") x 2.40m (7'10")
WC	1.60m (5'3") x 1.23m (4')

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



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Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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Designer