

30 Langdykes Crescent

COVE BAY, ABERDEEN, AB12 3HF



*SUPERB WALK-IN CONDITION
MODERN DETACHED FAMILY HOME*



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McEwan Fraser Legal is delighted to present this three-bedroom detached house with a garage in Cove Bay, Aberdeen. The property is in superb walk-in condition and is available for immediate occupancy.

You enter the property into a hallway with laminate flooring. Immediately on your left is the stairs to the first floor. Underneath the stairs is a storage cupboard. The family lounge is next to the hall on your right, with a lovely laminate floor and full-width window. Ahead is an impressive sizeable bespoke kitchen with a polished tile floor and substantial cupboard space; ceramic hob; Neff electric oven, standalone fridge/freezer; and a feature island/breakfast bar. The impressive triple-aspect conservatory offers views across the ample rear garden with patio doors open to the rear garden and the wrap-around stone patio.

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Climbing the stairs, you find a bright family bathroom with a tiled splashback rain shower and heated towel rail. Continuing clockwise are two double bedrooms, one with wardrobe storage and a smaller third bedroom which could function as a work-from-home space or child's bedroom with a useful cupboard above the stairs. Additionally, there is a hall airing cupboard. The loft is partially floored with a Ramsay ladder.





Bedroom 1





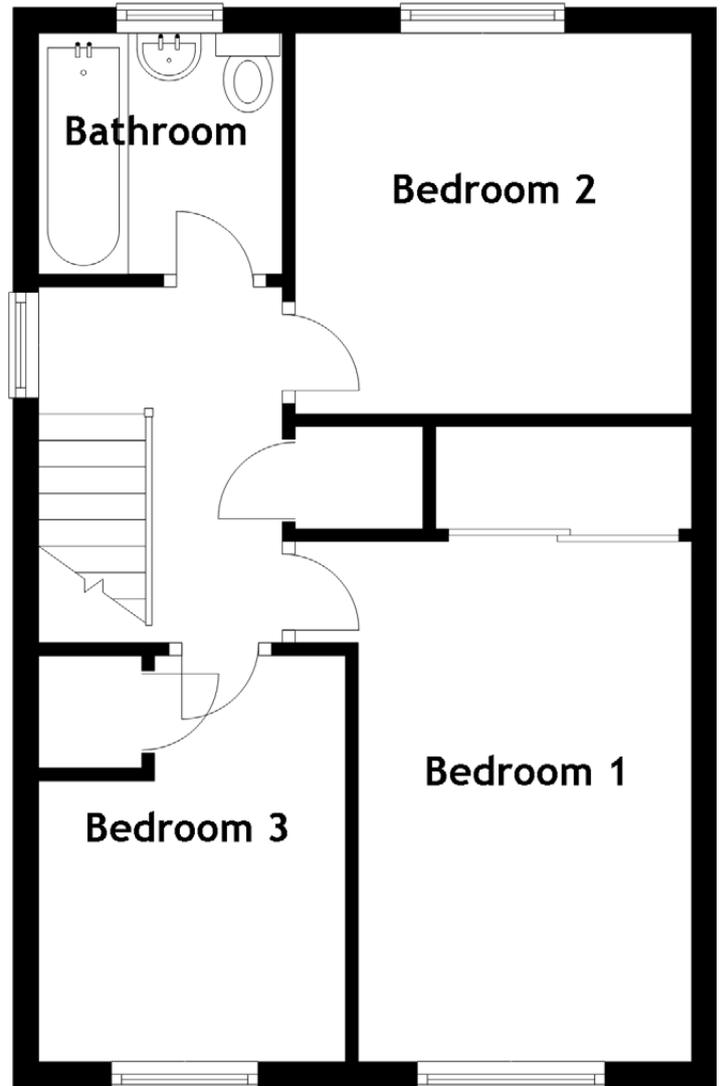
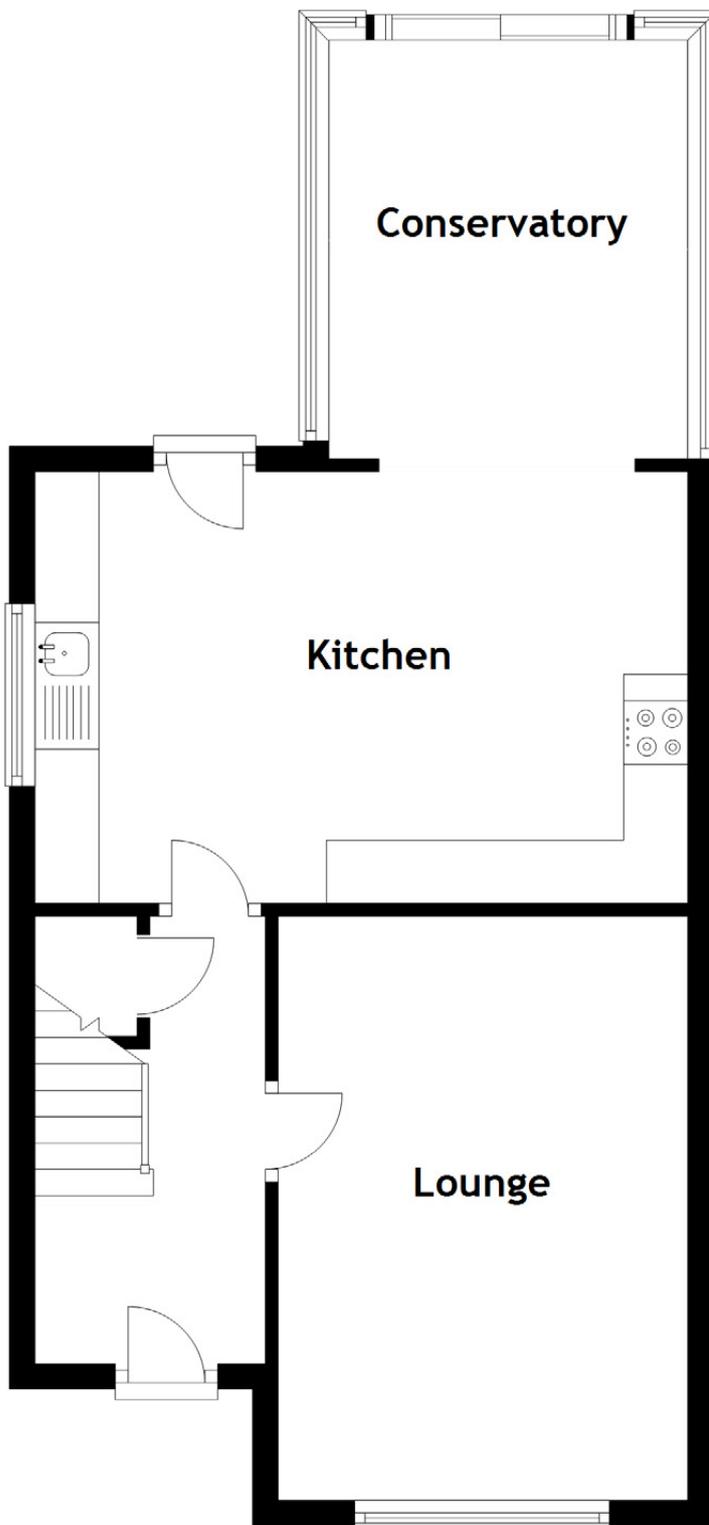
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.20m (10'6")
Kitchen	5.10m (16'9") x 3.40m (11'2")
Conservatory	3.30m (10'10") x 2.80m (9'2")
Bedroom 1	4.10m (13'5") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")

Bedroom 3	3.20m (10'6") x 2.40m (7'10")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 89m²

EPC Rating: D

Externally the front garden is laid to lawn with a lock bloc drive for two cars, there is scope to extend the parking area if required. The rear garden has two large stone patios and is enclosed by a wooden fence, offering a secluded private space safe for pets and children. The property benefits from gas central heating and is double-glazed throughout. A single garage houses the gas boiler (Boxt). This is a rare opportunity to acquire a modern detached family home at the end of a quiet cul-de-sac in Cove Bay.



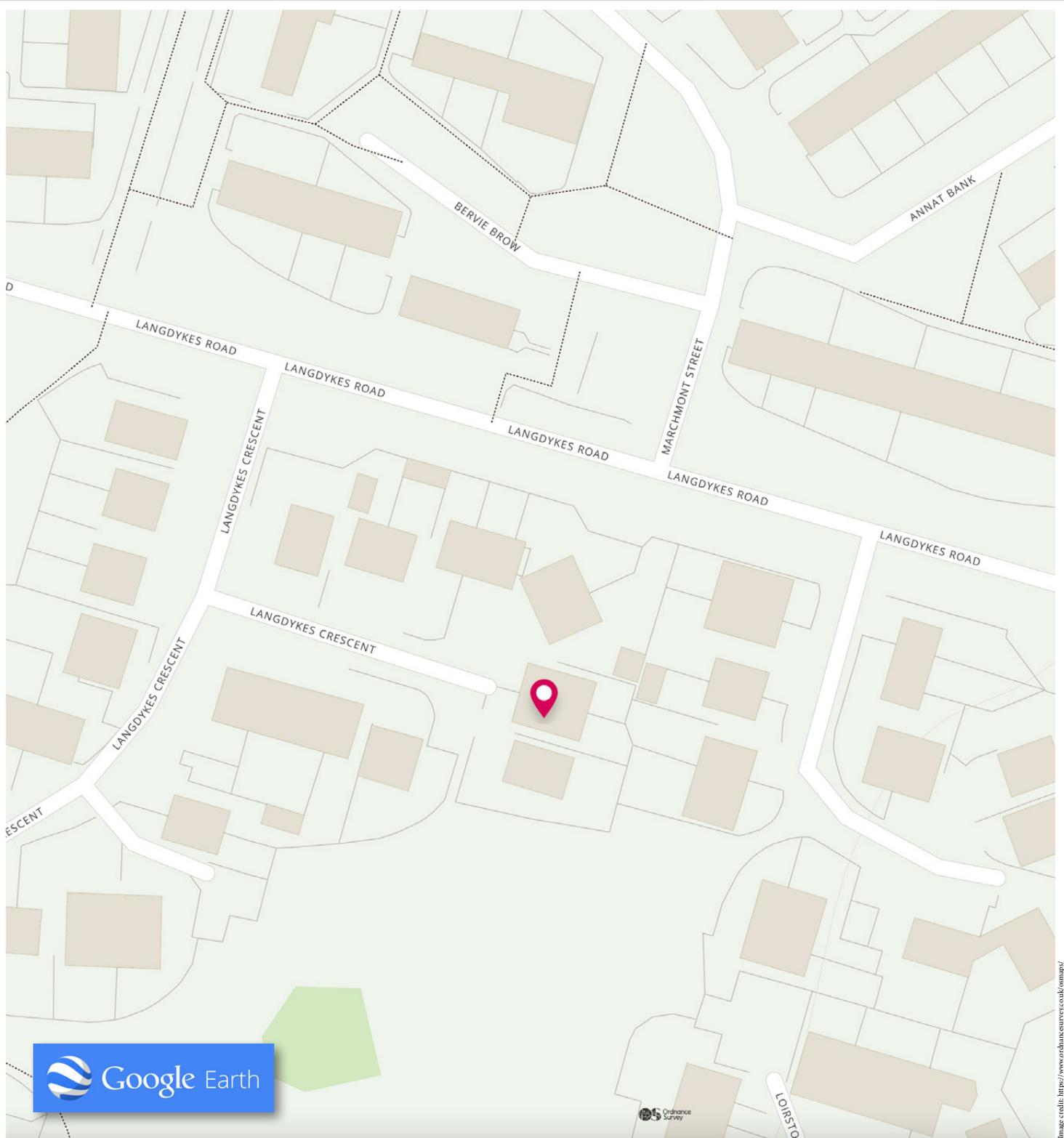


Cove Bay is a well established and popular suburb situated to the south of Aberdeen City and ideally positioned for accessing the numerous businesses at Altens and Tullos and the expanding opportunities further south at Hillside and Portlethen. The recently opened AWPR (Aberdeen Western Peripheral Route) offers convenient commuting to all areas north and south of the city.

Excellent and frequent local transport links provide easy transportation into the city centre and surrounding areas. Cove is served by a fantastic range of local shops community facilities, including children's nurseries, primary school, secondary school 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, 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.

The Location



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THE SUNDAY TIMES
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Text and description
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Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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