





The Location

COVE BAY, ABERDEEN, AB12 3HD

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 additionally 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 well 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 extremely 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 a multitude of shopping malls and local shops. There are 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 a multitude of activities for the outdoor enthusiast. Aberdeen offers an 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 providing a link to central belt the south and beyond.





8 Loirston Manor

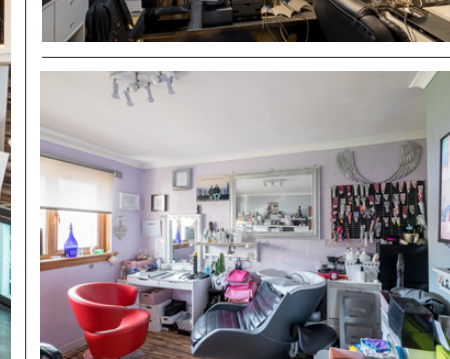
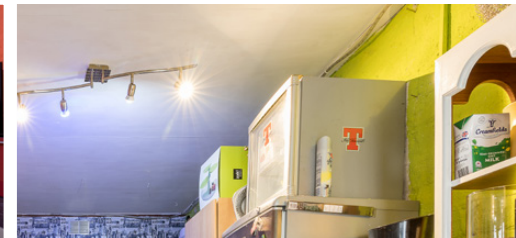
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Situated within a popular residential area of Cove, Number 8 Loirston Manor is a spacious six bedroom detached property. The property has been extended over the years and boasts many appealing features: fantastic decor with stylish fittings and furnishings throughout. The property further benefits from gas central heating and full double glazing.

The accommodation comprises of a welcoming entrance hall, spacious lounge which has been extended and allows access to the huge rear garden via patio doors, formal dining room currently being used as a home office. The dining kitchen has been fitted with a range of high-quality base and wall units along with some integrated appliances and allows access to the rear garden and converted adjacent garage which is now the utility room and family entertaining area. Bedroom six is currently being utilized as a professional hairdressing salon. A guest WC completes the ground floor.

A wooden stairway with inset lighting leads to the first floor where you have a centrally located family bathroom, generously sized master bedroom enjoying the luxury of a stylish four-piece en-suite shower room with fitted wardrobes, four further well-presented bedrooms three of which have fitted wardrobes. In addition, there are ample storage cupboards on both floors.

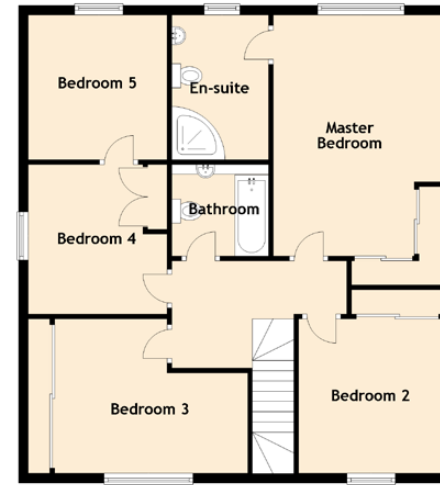
Off-street parking is available immediately to the front of the property with further off-street parking at the side of the property for multiple vehicles in front of the large double garage which has power and light. The front garden is mostly laid to loc-bloc with sporadic planting of potted seasonal flowers. Access to the rear garden is from the driveway to the side of the property, patio doors from the lounge or the kitchen. The extensive rear garden is fully enclosed and bordered by a high wooden fence or wall. The rear garden is laid to lawn with huge mature trees, shrubs, plants and seasonal flowers.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

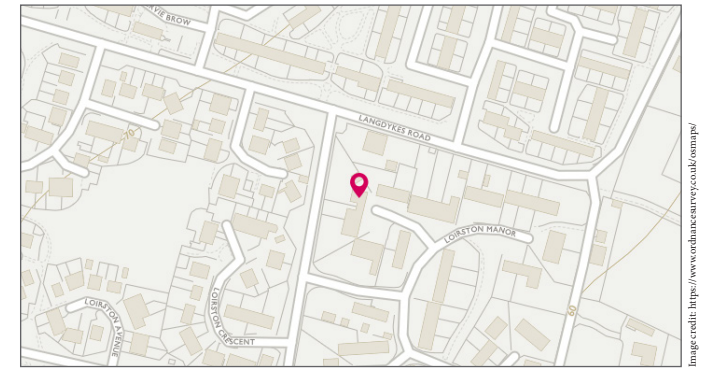


Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	6.20m (20'4") x 5.50m (18'1")
Kitchen	6.20m (20'4") x 3.00m (9'10")
Office	3.20m (10'6") x 3.00m (9'10")
Salon	4.50m (14'9") x 3.00m (9'10")
Utility	5.70m (18'8") x 2.50m (8'2")
First Floor	
Master Bedroom	5.00m (16'5") x 3.52m (11'7")
En-suite	3.00m (9'10") x 2.00m (6'7")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	4.00m (13'1") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 2.88m (9'5")
Bedroom 5	3.00m (9'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 170m² | EPC Rating: C

Extras (Included in the sale): Included in the sale of this property will be all fitted carpets, floor coverings, curtains, blinds, light fittings, shades and integrated kitchen appliances.





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