



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**20 Langdykes Way**

COVE BAY, ABERDEEN, AB12 3HG



# COVE BAY

ABERDEEN, AB12 3TU

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*“... a well established residential area and is well served by a fantastic range of local shops, community facilities ...”*

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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.





# 20 LANGDYKES WAY

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20 Langdykes way is a delightful semi-detached villa in excellent condition. The property has been upgraded by the present owners and is in walk-in condition.

There is a welcoming reception area which leads into the lounge. The lounge is a good size and has a front-facing window flooding the room with light. The fully fitted kitchen/dining is located to the rear with a full range of floor and wall mounted units and access to the landscaped rear gardens. A well-designed family/games room is also located on the ground level.

There are two double bedrooms on the upper level both of which are a good size and can accommodate free-standing furniture if required. The three-piece modern family bathroom is located on the upper level and has a walk-in shower and is fully tiled. The property features double glazing and gas central heating.

The garden to the rear has been landscaped to incorporate low maintenance and is fully enclosed by a fence. There is ample parking provided to the front and side of the property.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'11") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 2.50m (8'2")
Conservatory/Diner	3.70m (12'2") x 3.70m (12'2")
Utility	2.90m (9'6") x 2.90m (9'6")
WC	1.70m (5'7") x 1.20m (3'11")
Studio Workspace/Games Room	6.20m (20'4") x 3.00m (9'10")
Bedroom 1	3.90m (12'10") x 2.50m (8'2")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Floor coverings and light fittings.

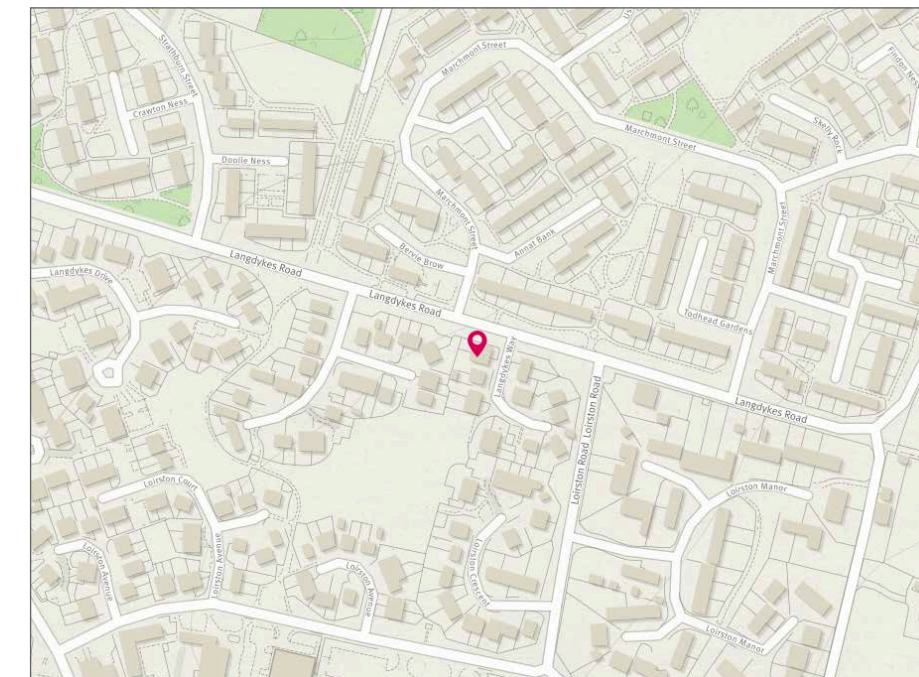


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Text and description  
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