

# 5 Charleston View

COVE, ABERDEEN, AB12 3QG



WALK-IN CONDITION FOUR-BEDROOM  
DETACHED HOUSE WITH A GARAGE



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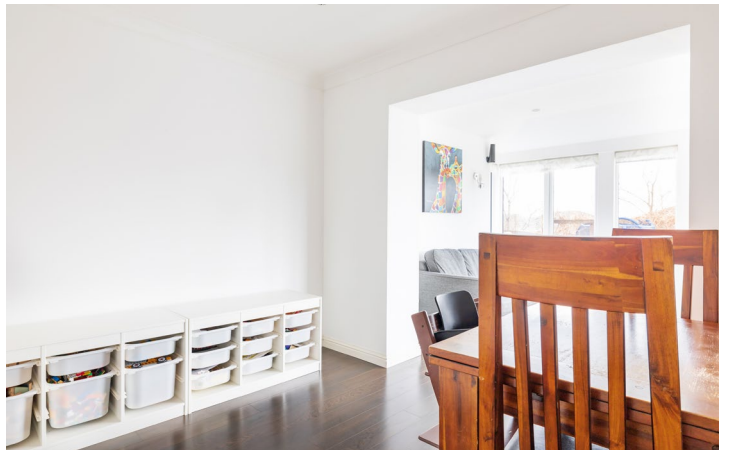
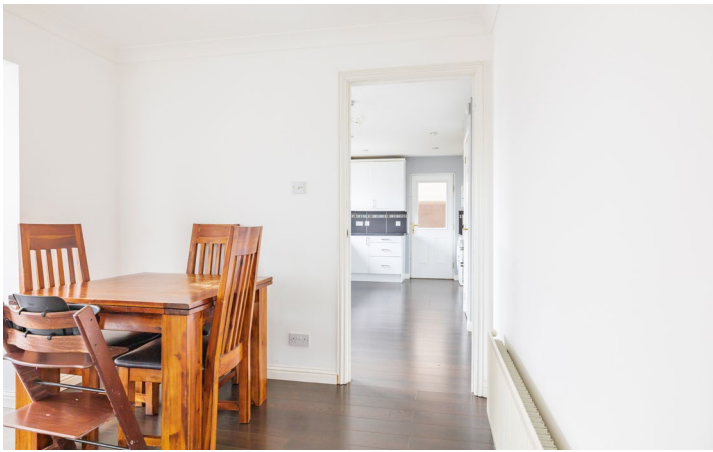
McEwan Fraser Legal is delighted to present a superb walk-in condition four-bedroom detached house with a garage in Cove. The property sits in a quiet cul-de-sac within easy commuting distance of Aberdeen.

Entering the front door, you arrive at the hall, which leads to all accommodation. To the right is a convenient WC and the stairs which lead to the first floor. On the left is a spacious bay window family lounge. The lower entrance hall carries you to the most compelling element of the property—the combination of a large kitchen with a distinct dining area plus sun room. The resultant L-shaped room combination forms a highly comfortable family living space. The kitchen is modern and bright. It offers excellent storage and workspace, a built-in fridge/freezer, a counter-top gas hob, an integrated double electric oven and dishwasher, washing machine. Patio doors lead to a decking area which is part of the fully enclosed rear garden. A good-sized dining room connects the kitchen to the marvellous sun room. A high-quality laminate flooring is laid throughout the ground floor.

# The Lounge







**Dining Area & Sun Room**



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Moving upstairs, there are four bedrooms; the main bedroom has wardrobe storage plus an en-suite shower and vertical radiator—a second large double room with storage and two additional medium-sized double rooms, both with storage. A beautifully fully tiled family bathroom with a shower over bath completes the rooms on this level. In addition, there is a floored loft space with power and a Ramsey ladder offer excellent storage.

The front garden is lawn and shrubs with a lock block driveway leading to a single garage. The manageable rear garden is fully enclosed, mainly lawn, with decking and a wooden shed. The enclosed garden offers a safe and private space for pets and children.

This sizeable and impressive family home has been finished to the highest standards, meticulously cared for, it sits in a cul-de-sac, and further benefits from modern gas-fired central heating and double-glazing. This residence would make an ideal large family home.

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**Bedroom 1 & En-Suite**



**Bedroom 2**





**Bedroom 3**





**Bedroom 4**





### Approximate Dimensions

(Taken from the widest point)

Lounge	5.20m (17'1") x 3.80m (12'6")
Kitchen	5.20m (17'1") x 3.30m (10'10")
Dining Area	3.30m (10'10") x 2.70m (8'10")
Sun Room	3.20m (10'6") x 3.00m (9'10")
WC	1.70m (5'7") x 0.90m (2'11")
Bedroom 1	4.50m (14'9") x 3.00m (9'10")
En-suite	2.80m (9'2") x 1.60m (5'3")
Bedroom 2	4.80m (15'9") x 2.80m (9'2")
Bedroom 3	2.80m (9'2") x 2.70m (8'10")
Bedroom 4	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 131m<sup>2</sup>

EPC Rating: C





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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 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.

Excellent and frequent local transport links provide easy transportation into the city centre and surrounding areas. Cove has a fantastic range of local shops community facilities, including children's nurseries, primary school, secondary school and local leisure facilities. The location is highly convenient and a short drive to the retail parks at the Bridge of Dee and Robert Gordon University.

Aberdeen itself provides all that one would expect from modern-day city living, including 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.

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## The Location

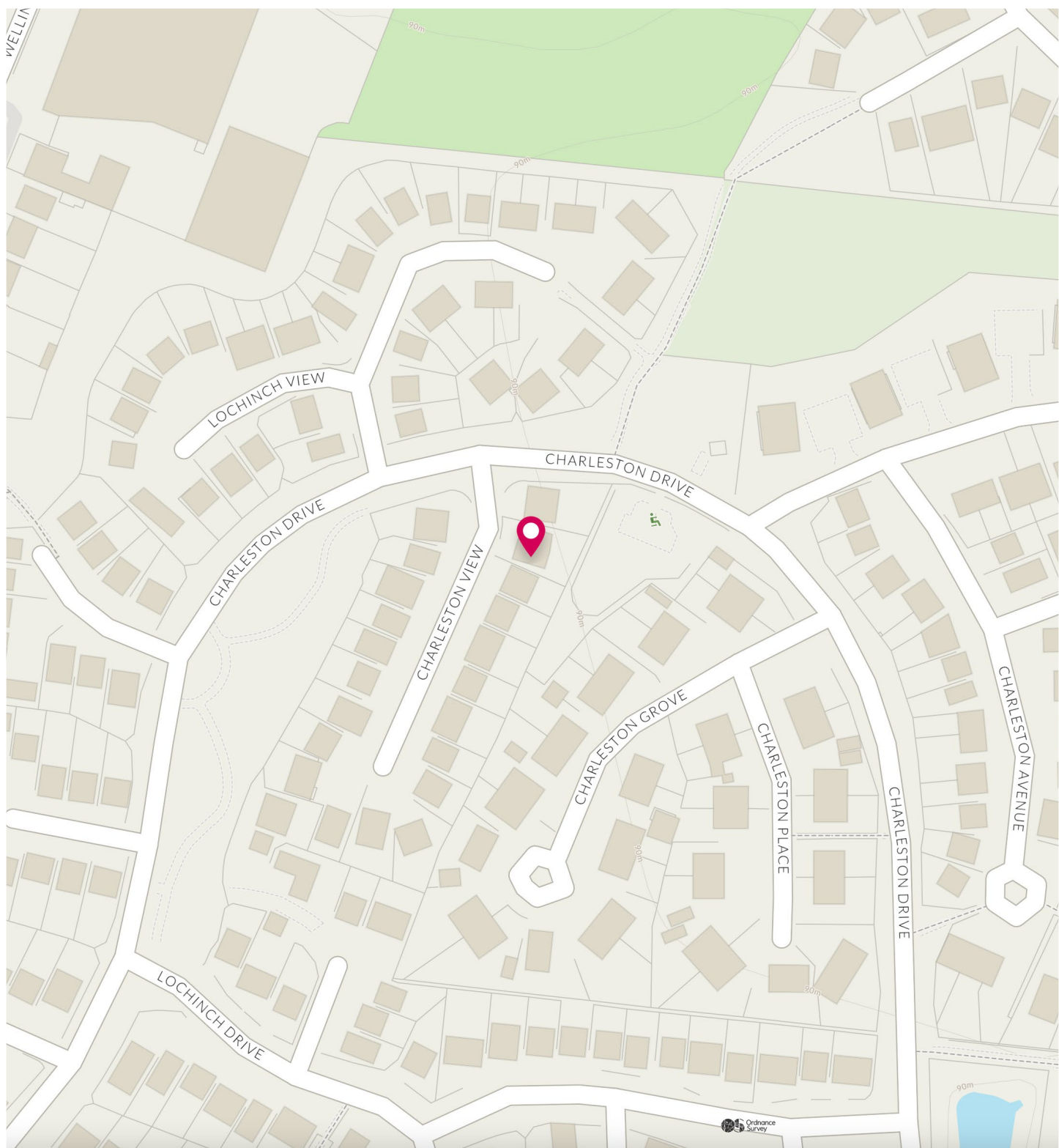


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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