

6 Clashrodney Way

COVE BAY, ABERDEENSHIRE, AB12 3UD



*A MODERN ONE BEDROOM HOUSE WITH
PRIVATE REAR GARDEN AND PARKING*



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McEwan Fraser Legal is delighted to present this one bedroom cluster house in Cove Bay.

The property would benefit from some updating and comprises, hall, sitting/ dining room with spiral staircase to first floor, kitchen, double bedroom and bathroom.

There is a generous private rear garden and off road parking to the side. No onward chain.

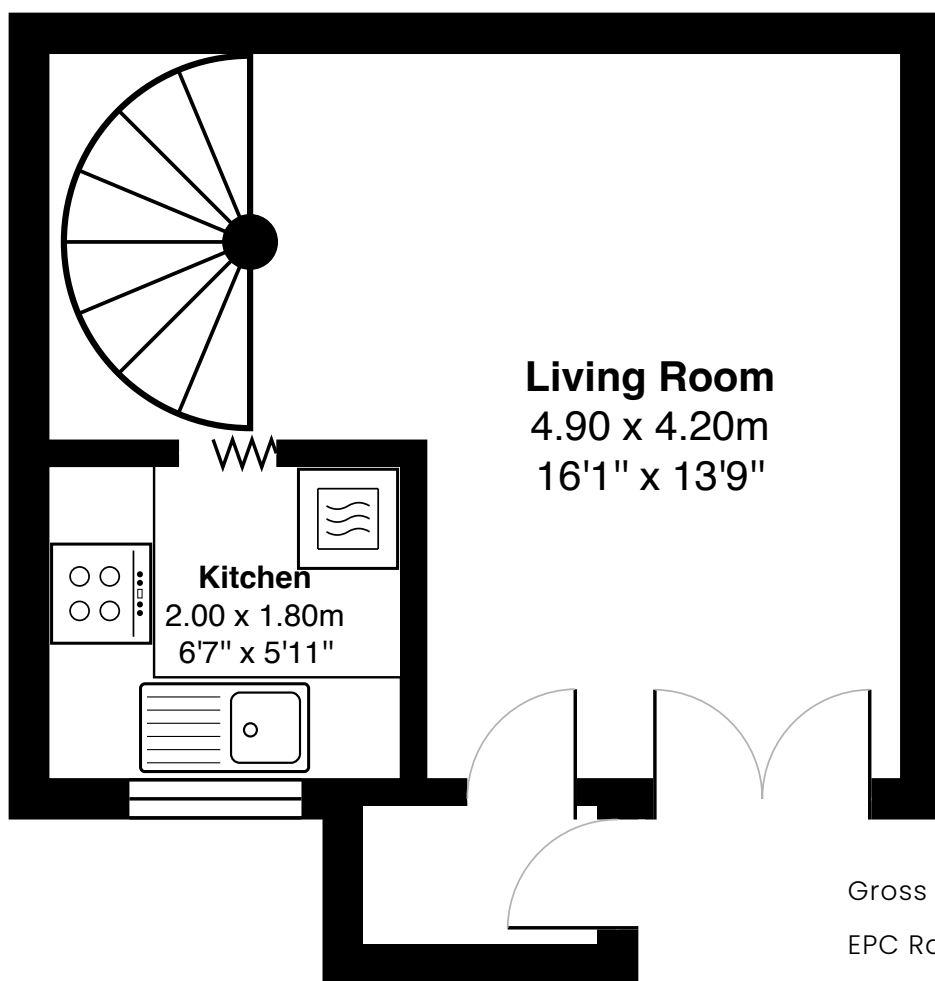
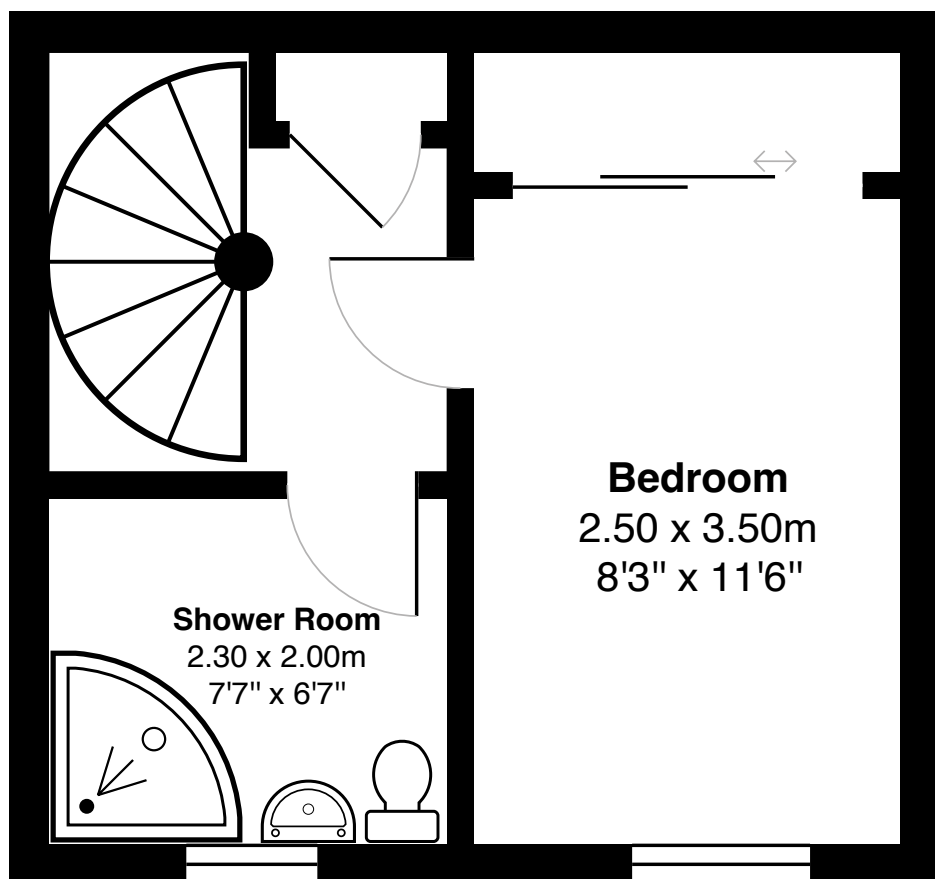




The Bedroom







Gross internal floor area (m²): 42m²
EPC Rating: C

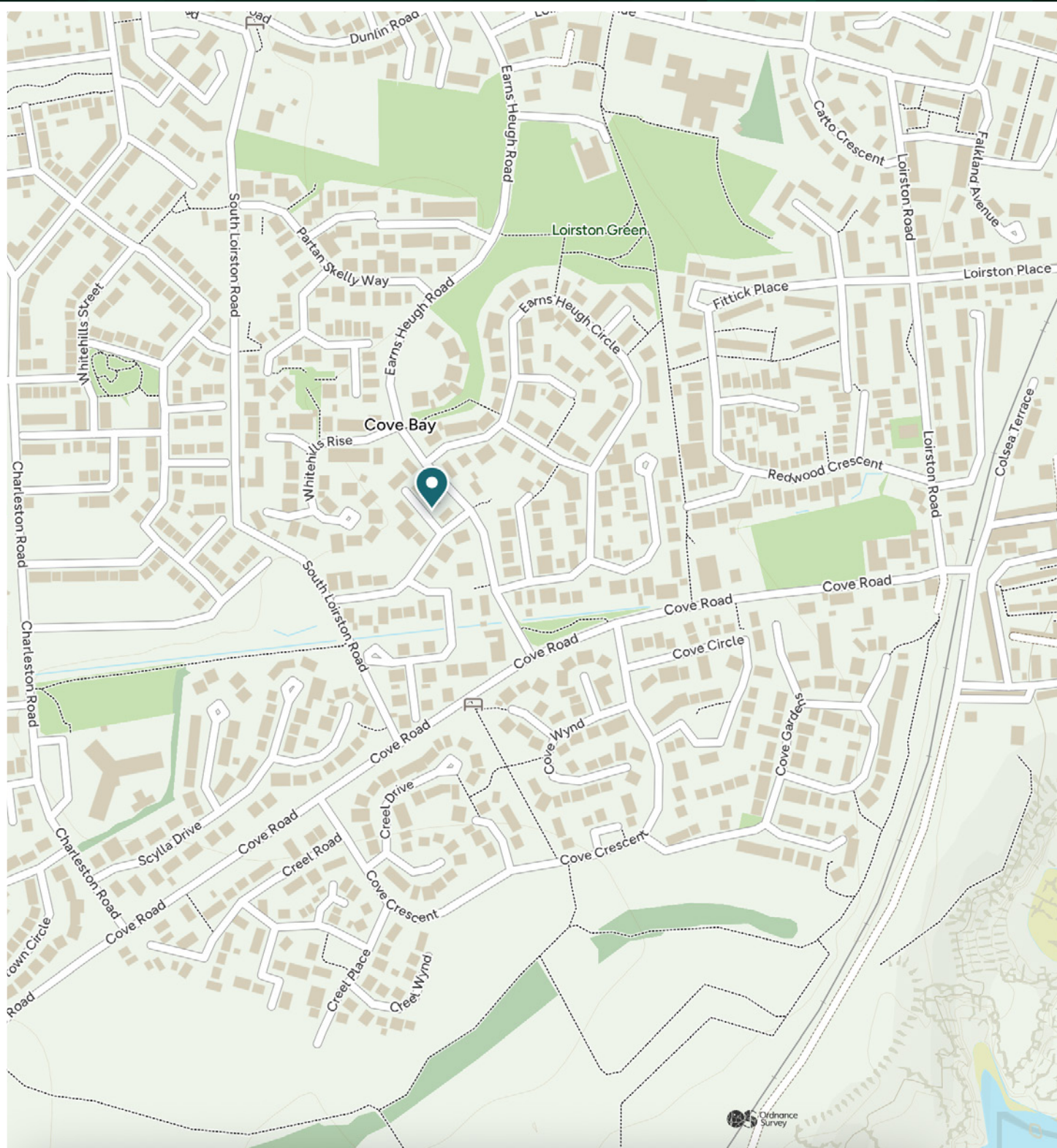




Nestled in the sought-after coastal suburb of Cove Bay, this one bedroom property enjoys the perfect balance of peaceful village charm and convenient city access. Located just a few miles south of Aberdeen city centre, Cove offers a relaxed, community-focused lifestyle with excellent local amenities, schools, and transport links close at hand. Surrounded by stunning coastal scenery, Cove Bay boasts beautiful clifftop walks, quiet beaches, and a rich maritime history, perfect for those who love the outdoors. The area is well-served by local shops, cafés, and a pharmacy, while larger supermarkets and retail parks are just a short drive away.

Commuters benefit from easy access to the A92, making travel to Aberdeen, Altens, Portlethen, and the wider North East quick and straightforward. Frequent bus services also link the area with the city and surrounding neighbourhoods.

The Location



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Part
Exchange
Available



Text and description
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Surveyor



Layout graphics and design
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Designer

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