

57 Charleston Gardens, Cove, Aberdeen, AB12 3QF

Price Over
£85,000

Under offer

 **1**  **1**  **1**  **42 m²** EPC **D** Council Tax Band **B**



Contact Seller

07899 908063

Contact Solicitor

Ledingham Chalmers LLP
Johnstone House (Property Sales), 52-54 Rose Street
Aberdeen
AB10 1HA

01224 632500

property@ledinghamchalmers.com

<http://www.ledinghamchalmers.com>



Features

Description

This **one bedroom self contained upper flat** forms part of an 8-flatted, purpose built complex in the coastal village of Cove that lies to the south of the city centre. Situated at the end of a residential cul-de-sac, the property enjoys a favoured spot with a good deal of privacy and a leafy outlook due to its entrance doorway and windows to the rear of the block. Decoration is a paint finish in pastel shades with laminate flooring and cream carpets.

An ideal first time purchase, this may also suit those seeking a rental opportunity.

Location Cove is a charming coastal suburb situated to the south side of Aberdeen with easy commuting links and public transport to the city centre, Tullos, Altens and Portlethen, For travel outwith the city the main A90 dual carriageway south is nearby. Originally a fishing village, the area has

expanded in recent years and now provides a mixture of traditional cottages and modern homes and a good range of local shops, primary school and a health centre.

Fixtures and Fittings All carpets, curtains, window blinds, light fittings and white goods are to be included in the sale.

Services Electric heating. Double glazing.

Directions

From the city's Bridge of Dee, continue along The A90 Stonehaven Road and leave the dual carriageway on to the A956 Wellington Road, turn right at the traffic lights then turn second left on to Cove Road. Turn left on to Charleston Drive and Charleston Gardens is on the left hand side. Number 57 is located at the end of the cul-de-sac on the left hand side, and entered at the rear.



Accommodation comprises

The accommodation includes an entrance lobby, and a staircase with handrail leads to the lounge on the upper floor. The lounge has space for seating as well as dining and enjoys good light and privacy. Next door, the kitchen, which features a range of wall and base units with laminate worktops, has a halogen hob, electric oven, washing machine and fridge freezer. From the lounge, a door opens to a rear lobby with access to the bedroom and bathroom and it has a shelved storage cupboard. The bathroom has an electric shower over the bath, and the double bedroom has a built in wardrobe.

OUTSIDE

Garden Communal grounds laid to lawn with rotary dryers. A back drop of mature trees provides a privacy shield and an attractive outlook.

Parking Residents car park with visitor spaces.

View this property here

<https://www.aspc.co.uk/search/property/347551/57-Charleston-Gardens/Aberdeen/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.