

**46 Loirston Avenue,
Cove Bay, Aberdeen, AB12 3HE**

**Price Over
£125,000**

ASPC ref : 359672

 1  1  1 42 m² EPC **E** Council Tax Band **A**



Arrange a viewing

 **07801 199467**

 **01224-632500**

(Ledingham Chalmers LLP)

Ledingham Chalmers LLP

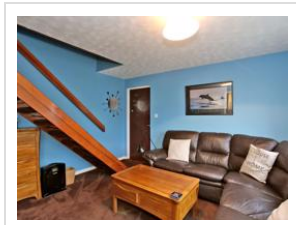
Johnstone House, 52-54 Rose Street (Sales)
Aberdeen
AB10 1HA

Email:

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<http://www.ledinghamchalmers.com>



Property features:

	
Garden	Parking

Situated in a pleasing quiet cul de sac within the coastal suburb of Cove, we have pleasure in offering for sale this **one bedroom self contained maisonette**. The property features an entry vestibule with a window to the rear and internal door giving access through to the lounge. The lounge is a well appointed room with window overlooking the garden area and an open tread carpeted staircase leading to the first floor. A sliding door from the lounge gives access through to the kitchen which has a good range of base and wall units, contrasting work surfaces having inset circular sink and drainer with mixer tap completed with Aqua panelled splashbacking. This room affords excellent space for a cooker, washing machine and fridge and to the very end there is a large storage cupboard. The first floor hall has two excellent storage cupboards, one accommodating the hot water tank. Positioned to the front is the bedroom which has double aspect windows and a built-in wardrobe. To complete the property is the bathroom which has a three piece coloured suite with mains shower located over the bath with overhead raindrop shower, tiled areas, rigid shower screen, pedestal wash hand basin and WC, completed with tiled flooring.

The property benefits from electric heating and double glazing.

To be included in the sale price are all fitted floorcoverings, curtains, blinds and light fittings.

EPC Band E

Location Cove is a delightful coastal suburb situated to the south side of Aberdeen and linked by an excellent commuter road and public transport facilities to the city centre. The area offers easy access to the road south, commuting to the office and industrial complexes situated at Altens and Tullos. Cove itself has a selection of both traditional and modern properties, featuring a good range of local shops, schooling and a health centre.

ACCOMMODATION

Ground Floor

Vestibule

Lounge 13'1" x 11'2" (3.99m x 3.4m) approx.

Kitchen 10'7" x 4'4" (3.23m x 1.32m) approx.

First Floor

Hall

Bedroom 10'10" x 10' (3.3m x 3.05m) approx.

Bathroom 6'9" x 6'4" (2.06m x 1.93m) approx.

OUTSIDE

It has exceptionally well maintained gardens to front and rear, with the front one laid to a most colourful array of shrubs which continues to the front door. To the rear there is a border with potted plants, all pots will be removed, and to the very rear there is a fully enclosed area finished with lawn and gravel and accommodating a greenhouse and rotary drier. A drive finished with gravel and paving provides excellent parking for two cars.

Directions Travelling along Wellington Road proceed and follow the signposts into Cove which takes you onto Langdykes Road and then a first right onto Earns Heugh Road. Follow this road a short distance along, turn left onto Loirston Avenue, then take second left and then first right into the quiet cul de sac.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/359672/46-Loirston-Avenue/Aberdeen/>

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