

**57 Charleston Gardens,**  
Cove, Aberdeen, AB12 3QF

Price Over  
**£85,000**

**Under offer**

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 **42 m<sup>2</sup>**
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 **B**



**Contact Seller**

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**Contact Solicitor**

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**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/>

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