

**27 Allison Close,**  
Cove Bay, Aberdeen, AB12 3WG

Fixed Price  
**£105,000**

**Under offer**

 **1**  **1**  **1**   **40 m<sup>2</sup>** EPC **D** Council Tax Band **B**



**Contact Seller**

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**Features**



Garden

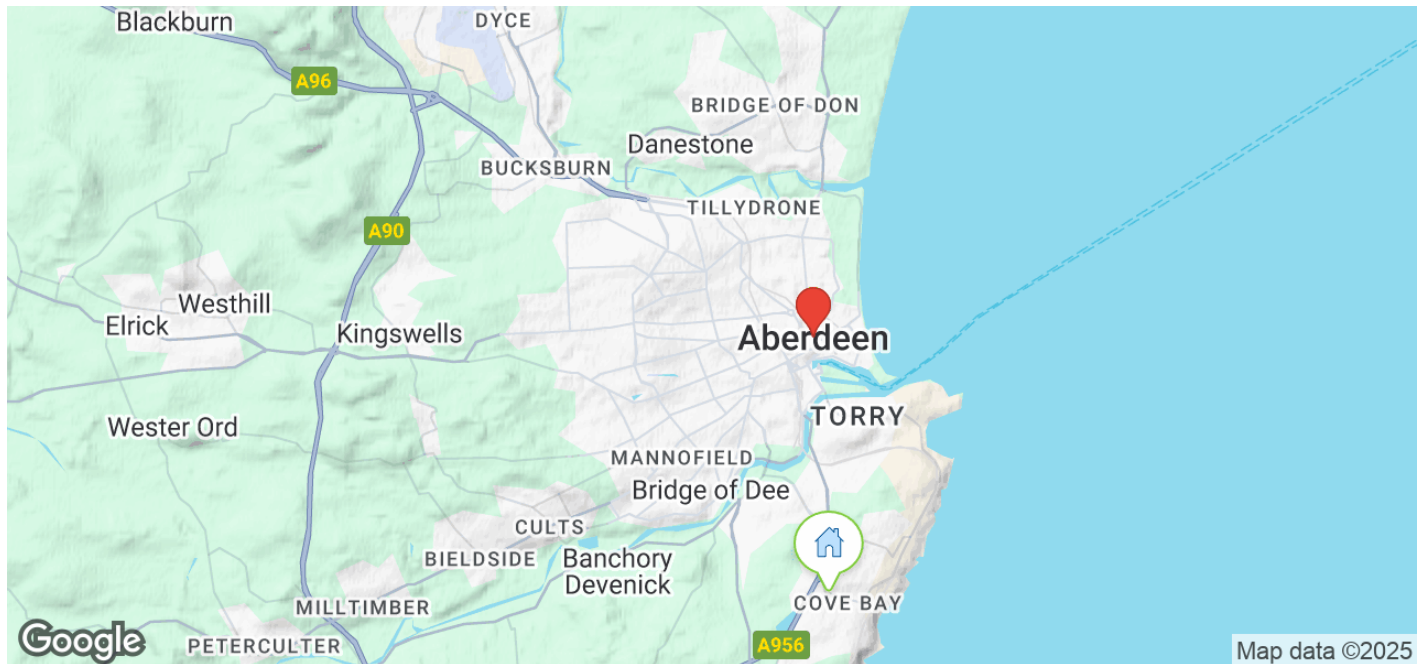
## Description

Tucked away in a quiet residential street within the coastal village of Cove, we have pleasure in offering for sale this lovely **Self Contained Ground Floor One Bedroom Flat**. Benefiting from electric heating and double glazed windows, this beautifully presented flat would provide an ideal first home. Worth of note is the stunning new bathroom, upgraded kitchen and the enclosed rear garden providing a tranquil seating area.

- Ground Floor Flat
- Self Contained Entrance
- One Double Bedroom
- Electric Heating & D.G.
- Excellent First Home

This most welcoming property comprises: entrance vestibule; well presented lounge which boasts generous proportions allowing space for both living and dining furniture; rear hallway with built in cupboards; newly upgraded kitchen fitted with an array of base and wall storage units and a door which leads out to the rear; double bedroom with built in mirrored wardrobe and a newly upgraded bathroom fitted with a 3 piece suite with over the bath shower.

**Location** Cove is a popular thriving suburb with a village atmosphere, located within a few minutes drive of the city centre and convenient for the industrial estates at Tullos and Altens. A good range of local amenities are available including two primary schools and a variety of community facilities. Good public transport is readily available.



## Accommodation comprises

Lounge: 3.35m x 4.92m (11'0 x 16'2) approx.

Kitchen: 3.7m x 1.85m (12'2 x 6'1) approx.

Bedroom: 2.66m x 3.45m (8'9 x 11'4) approx.

Bathroom: 1.98m x 1.7m (6'6 x 5'7) approx.

### (Outside)

To the front is a courtyard providing an exclusive parking space for this property. To the rear is a fully enclosed garden which is laid to lawn with stocked borders and garden shed.

### (Other Information)

The property will include all floor coverings, blinds, light fittings and integrated white goods. With its quiet location and standard of accommodation, early viewing is highly recommended to appreciate this lovely property on offer.

## **View this property here**

<https://www.aspc.co.uk/search/property/355557/27-Allison-Close/Aberdeen/>

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