

20 Lochinch Gardens,
Cove, Aberdeen, AB12 3RG

Price Over
£350,000

Under offer

 **4**
 **4**
 **2**

 **156 m²**
 **C**
 **G**



Contact Seller

Mr and Mrs Gordon
07858 580965



Features  Garage  Garden

Description

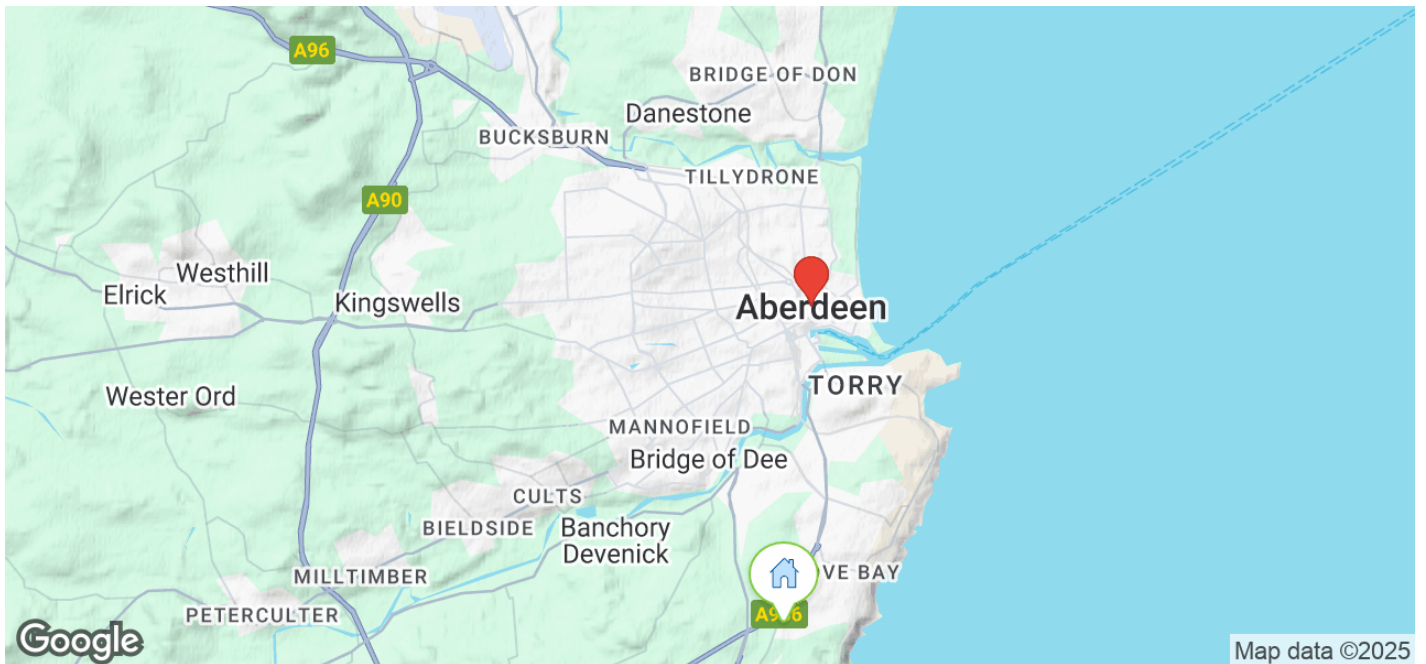
4 bedroom detached property. GCH and DG.

Forming part of a quality residential development of executive family homes, we are delighted to present for sale this immaculately presented **four bedroom detached home** which occupies an enviable position in a quiet cul-de-sac. Enjoying the modern comforts of gas central heating, double glazing and superb storage space, the property presents the perfect purchase for the growing family and is ready to move into with the minimum of inconvenience. The ground floor accommodation comprises welcoming entrance hallway, elegantly proportioned lounge with bay window outlook to garden. Good sized dining room with bay window outlook to the front. Generously proportioned dining kitchen. Further family room/ study. Further enhancing the ground floor accommodation is the utility room and cloakroom toilet which is fitted with a white two piece suite.

Upstairs, there are four excellent sized bedrooms with storage, the master bedroom with a large en suite with bath and separate shower cabin. The family bathroom is fitted with a white three piece suite.

Externally, a lockblock driveway provides ample off street parking and the front garden is mainly laid to lawn. The fully enclosed rear garden is also mainly laid to lawn, provides a high degree of privacy and a child friendly environment.

Lochinch Gardens is situated in Cove Bay which is a well established and popular residential area ideally situated for those working in the southern parts of the City, including the various oil and associated offices at nearby Altens. Excellent public transport facilities are available to all parts of the City and Aberdeen City Centre is only a few minutes drive away. Cove Bay also benefits from a range of local shops, pubs and hotels, as well as a wide range of recreational and other pursuits.



Accommodation comprises

Hall: Substantial welcoming hall. UPVC exterior door with glazed panels. Wood floor. Smoke alarm. Heating thermostat. Storage area with electric consumer unit. Gas heating radiator.

Cloakroom: Two-piece white WC and wash-hand basin. Extractor fan. Gas central heating radiator.

Dining Room: Bright room with bay window to the front of the property. Gas central heating radiator.

Lounge: Very well proportioned room with outlook to the rear of the property via bay window. Stone fireplace and surround with gas fire. TV point. 5 point light fitting dimmer switch. Gas central heating radiator.

Family Room/Study: Wood floor (same as hall). TV point. Outlook to the front. Gas central heating radiator.

Dining/ Kitchen: Well-equipped with substantial range of wood units including display units and stone effect worktops. Tiled splashback. Built in double oven, gas hob and extractor. Low voltage lighting. Integral fridge. Ample space for dining. French doors to rear. Gas central heating radiator.

Utility Room: Matching units to kitchen. Stainless steel sink with mixer tap. Gas central heating boiler. Plumbed for dishwasher and washing machine. Extractor fan. Gas central heating radiator.

Stairs to First Floor: Smoke alarm. Built-in cupboard. Access to loft storage space. Gas central heating radiator.

Bedroom 1: Outlook to the front of the property. Very well proportioned. Built-in double wardrobes x 2. Gas central heating radiator.

En Suite: Very large en-suite with white 4 piece suite including bath, separate shower cabin. Shower off mains. Twin sinks. Low voltage lightning. Storage cupboard. Gas central heating radiator.

Bedroom 2: Outlook to the front of the property. Built-in wardrobes. Gas central heating radiator.

Bedroom 3: Outlook to the rear of the property. Built in wardrobes. Wood floor. Gas central heating radiator.

Bedroom 4: Outlook to the rear of the property. Built in wardrobes. Gas central heating radiator.

Family Bathroom: 3 piece white suite. Shaver point. Low voltage lighting. Gas central heating radiator.

EXTERNAL

Rear Garden: Lawn. Small greenhouse. Water tap. Exterior lighting.

Front Garden: Lockblock drive leads to double garage. Lawn.

Double Garage 2 x up and over electric doors. Substantial garage with light and power.

View this property here

<https://www.aspc.co.uk/search/property/358578/20-Lochinch-Gardens/Aberdeen/>

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