

29 Earns Heugh Crescent, Cove Bay, Aberdeen, AB12 3RU

Price Over
£112,000

Under offer

 1  1  1   38 m² EPC **C** Council Tax Band **B**



Contact Seller

07817 553162

Contact Solicitor

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

01224-632500

property@ledinghamchalmers.com

<http://www.ledinghamchalmers.com>



Features



Garden

Description

Situated in a quiet cul de sac within the delightful coastal suburb of Cove, we have pleasure in offering for sale this **one bedroom self contained ground floor flat**. The flat is presented in good order throughout, with fresh neutral decor, with you entering into a vestibule area and thereafter into the lounge/dining room. This is a well proportioned room with window to front and understair storage cupboard. From here you gain access to a small hall which thereafter leads to all further accommodation. The kitchen has recently been refurbished with a good range of base and wall units, contrasting work surfaces, matching splashbacking, stainless steel sink and drainer with mixer tap, built-in oven, hob, overhead extractor hood, integrated washing machine and fridge. The bedroom is of double proportion and has a recessed area with hanging rail and shelf. To complete is the shower room which has also been totally refurbished with an Aqua panelled shower cubicle having mains shower, wash hand basin and WC set into unit, tiled flooring and opaque window to side.

The property is serviced by full gas central heating and double glazing. It has an exclusive garden to rear and a residents' car park to front.

ACCOMMODATION

Vestibule

Lounge/Dining Room 15'4" x 10'5" (4.67m x 3.18m) approx.

Hall

Kitchen 9'4" x 5'2" (2.85m x 1.58m) approx.

Bedroom 11'9" x 8'10" (3.58m x 2.69m) approx.

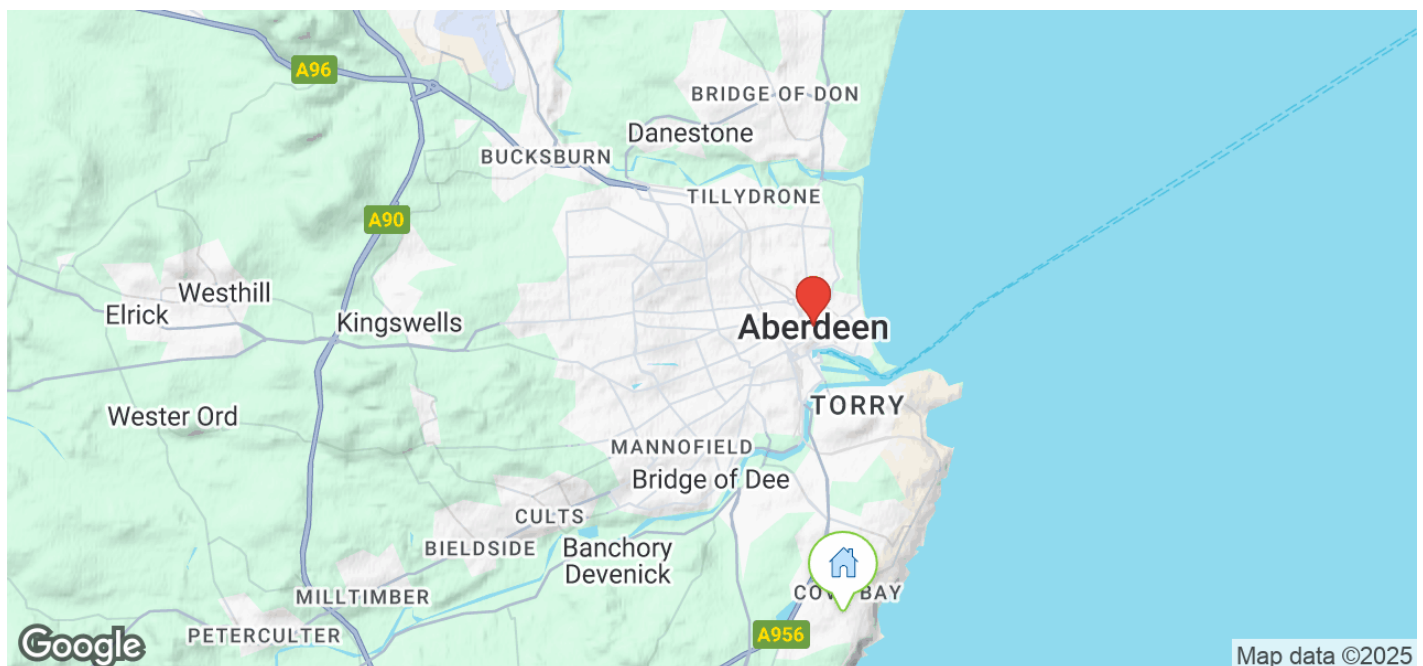
Shower Room 6'2" x 5'4" (1.88m x 1.63m) approx.

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

EPC Band C

Directions Travelling from Aberdeen via Wellington Road proceed following the signposts for Cove. On entering Cove turn right onto Earns Heugh Road, continue nearly to the end and take a left onto Earns Heugh Way then right takes you onto Earns Heugh Crescent.

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.



View this property here

<https://www.aspc.co.uk/search/property/359038/29-Earns-Heugh-Crescent/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.