

40 Charleston Way,
Cove, Aberdeen, AB12 3FA

Price Over
£260,000

Under offer

 **3**  **2**  **1**   **89 m²** EPC **C** Council Tax Band **TBC**



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Features



Garage



Garden

Description

This deceptively spacious **detached bungalow** is set in a quiet cul-de-sac within the popular residential area of Cove. The accommodation comprises of a bright vestibule, welcoming reception hall, light and airy lounge with feature fireplace, modern fitted kitchen with integrated appliances and breakfast bar seating, dining/family room with French doors to the rear garden, three good sized bedrooms and a family bathroom with separate shower enclosure. The property benefits from gardens to the front and rear with the latter being fully enclosed by high level timber fencing. With fresh neutral décor throughout, the property offers the ideal opportunity to move with the minimum of inconvenience.

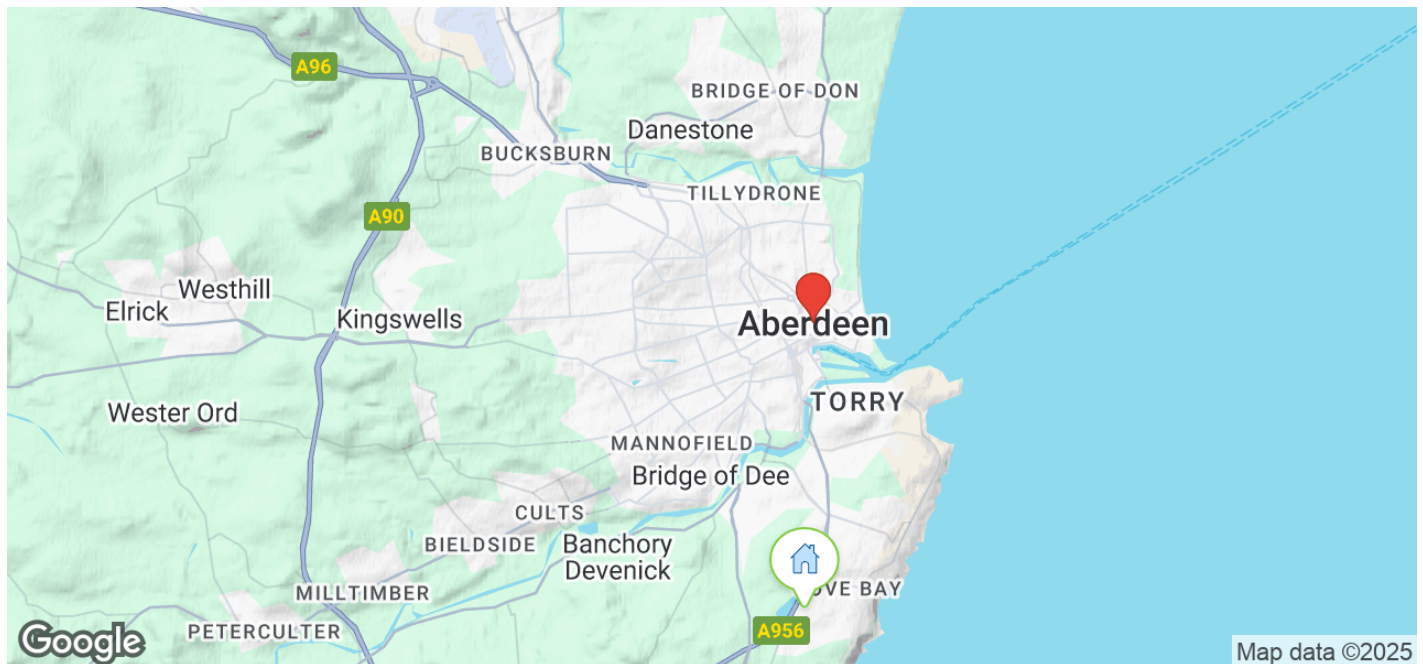
Cove is a delightful coastal village situated to the south of Aberdeen with regular public transport readily available. The area also offers easy access to the industrial estates at Altens, Tullos and Portlethen. A wide range of amenities can be found within the village itself including several local

shops, community centre and library. Schooling at primary level is also catered for within the village and secondary education is close by.

Notes Gas fired central heating. Double glazing. EPC=C. The property will be sold inclusive of all carpets, curtains and light fittings, along with all integrated white goods.

Directions

Leave the city along Wellington Road. Continue on this road and at the first Cove roundabout take the second exit onto Langdykes Road, and then first right into Earns Heugh Road. Continue to the end of Earns Heugh Road and turn right onto Cove Road. Turn right into Charleston Road, taking the third left onto Charleston Crescent, and then the first right into Charleston Way. Number 40 is located at the end of the second cul-de-sac on the right hand side.



Accommodation comprises

Vestibule Entered via a uPVC part glazed door with matching side screen, this bright entrance features a fifteen pane door with glazed side screen leading to the reception hall. Ceiling coving. Recessed lighting.

Reception Hall This good sized hall provides access to most accommodation. An extensive use of natural wood is evident on all doors and facings. Hatch to loft space. Smoke detector. Telephone point.

Lounge 14'1" x 13'7" [4.30m x 4.15m] approx. An exceptionally light and airy lounge with large picture window to the front of the property. The fresh neutral décor is complemented by attractive wood flooring. A particular focal point is the modern inset living flame gas fire. Recessed lighting. Ceiling coving. Dimmer switch. TV point.

Dining Kitchen 10'11" x 9'10" [3.30m x 3.00m] approx. Fitted with a wide range of wall and base units incorporating roll front work surface with matching splashback. Carron Phoenix composite sink with mixer tap and drainer. The integrated four ring gas hob with extractor hood, oven/grill, microwave, fridge and freezer will be included in the sale. Breakfast bar seating for two. Window to rear. Recessed lighting. Wall mounted TV to remain. Door to dining room.

Dining Room/Family Room 15'10" x 9'4" [4.85m x 2.85m] approx. A superb addition to the property, this well proportioned room benefits from windows on three aspects incorporating double French doors to the rear garden. Vaulted ceiling with recessed lighting. Karndean wood effect flooring. Telephone point. Door to integral garage.

Bedroom 1 11'0" x 9'8" [3.35m x 2.95m] approx. This spacious double bedroom overlooks the front of the property. Two fitted wardrobes with sliding mirrored doors provide excellent shelving and hanging space. Wall mounted TV to remain. Dimmer switch.

Bedroom 2 13'2" x 11'9" [4.00m x 3.60m] approx. Further double bedroom situated to the rear of the property benefiting from a double fitted wardrobe with sliding mirrored doors offering ample shelving and hanging facilities. Dimmer switch.

Bedroom 3 10'7" x 7'9" [3.25m x 2.35m] approx. This bright room is currently used as a further sitting room and features a glazed uPVC door with window alongside leading to the rear garden. Space for free standing furniture. Laminate wood flooring. Dimmer switch.

Family Bathroom Centrally set, this well appointed bathroom is fitted with a three piece suite and separate fully tiled shower enclosure housing a mains pressure shower. Tiled to dado height throughout. Xpelair. Shaver point. Recessed lighting.

Outside The loc-bloc driveway provides off-street parking and leads to the integral single garage with up and over door which is equipped with power and light. The garage also houses the central heating boiler and pressurised hot water tank, along with the central heating controls. The front garden is mainly laid to lawn with borders stocked with established shrubs. The fully enclosure rear garden is screened by high level timber fencing and is mainly laid to lawn with several mature conifer trees. A paved patio provides the ideal location for outdoor entertaining. Timber shed to remain.

View this property here

<https://www.aspc.co.uk/search/property/359380/40-Charleston-Way/Aberdeen/>

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