

**27 Earns Heugh Crescent,**  
Cove Bay, Aberdeen, AB12 3RU

Price Around  
**£80,000**

**Under offer**

 1  1  1   38 m<sup>2</sup> EPC D Council Tax Band **TBC**



**Contact Solicitor**

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**Features**

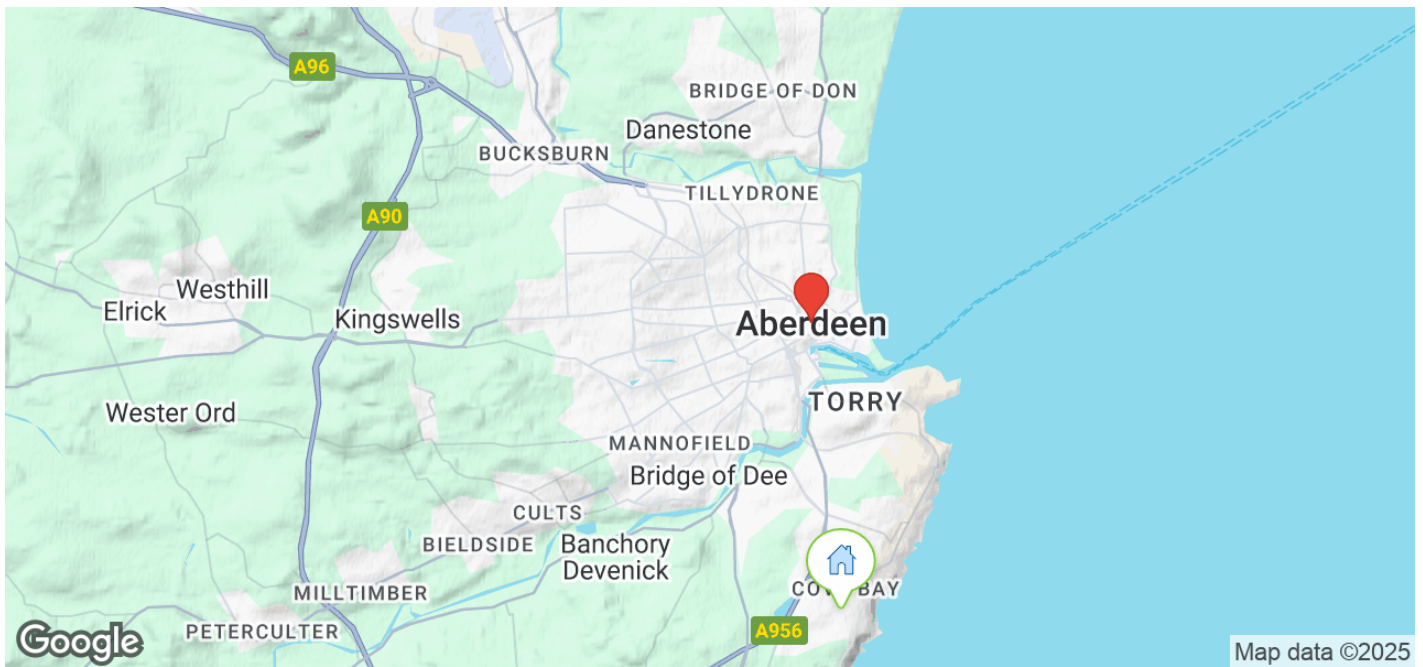
**Description**

We offer for sale this attractively presented **One Bedroom Self Contained Ground Floor Flat** which is situated in the popular residential location of Cove in a quiet cul-de-sac. The property has been finished in a modern and neutral décor throughout benefitting from a spacious Lounge with plentiful Dining Space along with a modern fitted Kitchen with all necessary appliances, a Double Bedroom with fitted storage and Bathroom. Furthermore the property benefits from Private Parking along with Gas Central Heating and Double Glazing. The furnishings and fittings are to be included in the price.

**Location** Cove is a charming coastal suburb on the south side of Aberdeen with easy commuting links and public transport to the City Centre. Tullos, Altens and Portlethen are also within easy reach as is the main A90 dual carriageway. 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 Schools and a Health Centre.

## Directions

Travel south on the A956 Wellington Road and at the Cove roundabout exit onto Langdykes Road then first right into Earnsheugh Road. Then take the sixth and final exit on the left into Earnsheugh Circle. Earnsheugh Crescent is the first exit on the right hand side with Number 27 being located on the left hand side.



## Accommodation comprises

**Entrance Vestibule:** Allowing access to the Lounge. Fitted with coat hooks. Security Alarm. Fitted carpet.

**Lounge/Dining room:** 4.74m x 3.2m (15'7" x 10'6") approx. The Lounge has been finished in a neutral décor throughout and allows space for a variety of freestanding furnishings both for the lounge and dining space. Television point. Wired for Sky Television. Fitted carpet.

**Hallway:** Permitting access to the remaining accommodation. Storage cupboard. Laminate flooring.

**Kitchen:** 2.74m x 1.6m (9'x 5'3") approx. The modern Kitchen has been fitted with a range of white wooden base and wall units with granite style work surfaces creating a stylish impression. Fitted appliances such as the Electric Oven, Hob, Extractor Fan, Fridge/Freezer and Washing Machine are all to be included within the sale price. Outlook to the rear. Laminate flooring.

**Double Bedroom:** 3.25m x 2.66m (10'8" x 8'9") approx. The spacious Double Bedroom benefits from a modern décor with large fitted wardrobes enclosed within mirrored sliding doors, offering both hanging and shelved storage space. Fitted carpet.

**Bathroom:** Fitted with a white suite comprising a w.c., wash hand basin and electric shower over the bath. Tiled shower area. Laminate flooring.

**(Other Information)** All furnishings and fittings are to be included in the price.

**(Outside)**

There is a shed in the Rear Garden with power. Private residents parking to the front of the property.

**View this property here**

<https://www.aspc.co.uk/search/property/359471/27-Earns-Heugh-Crescent/Aberdeen/>

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