



23 Langdykes Drive | Cove | AB12 3WH

One Bedroom Ground Floor Self Contained Flat

**Offers Over £120,000**



Situated within the popular coastal village of Cove, we offer for sale this attractive one bedroom ground floor self contained flat. The property boasts a good level of accommodation across one floor with the useful addition of a conservatory, as well as off-street parking to the front.

The property is entered into the lounge, having a front facing window allowing excellent natural light and laid with hardwood flooring.

Continuing through to the rear hall, two deep cupboards provide useful built in storage space, one of which houses the combi boiler which was fitted in recent years.

From here, access is given to the kitchen which is fitted with wall, base and drawer units overlaid with contrasting roll front work surfaces and incorporating a stainless steel sink and drainer as well as a free-standing slim-line dishwasher and cooker.

Accessed from the kitchen, the conservatory makes for a useful additional reception room and gives direct access to the rear garden.

The double bedroom is well proportioned, boasting a walk-in wardrobe concealed behind mirrored sliding doors, as well as ample space for free-standing furniture.

Completing the home, the shower room is fitted with a suite comprising W.C., wash hand basin and shower compartment with electric shower, finished with a vanity unit, tiling to walls and ceramic tile flooring.

Outside, the exclusive rear garden is laid with patio for ease of maintenance and the timber shed provides useful outdoor storage. A shared car park to the front of the property provides convenient off-street parking.

ACCOMMODATION

- Lounge  
16'0" x 10'9" (4.88m x 3.28m) approx.
- Kitchen  
11'1" x 5'9" (3.38m x 1.75m) approx.
- Conservatory  
9'7" x 8'6" (2.92m x 2.59m) approx.
- Bedroom  
11'1" x 8'6" (3.38m x 2.59m) approx.
- Shower Room  
6'3" x 5'5" (1.91m x 1.65m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades.

Gas Central Heating

Double Glazing

EPC Band - C





**Lounge**





**Lounge**





**Kitchen**





**Conservatory**





**Bedroom**





**Bedroom**





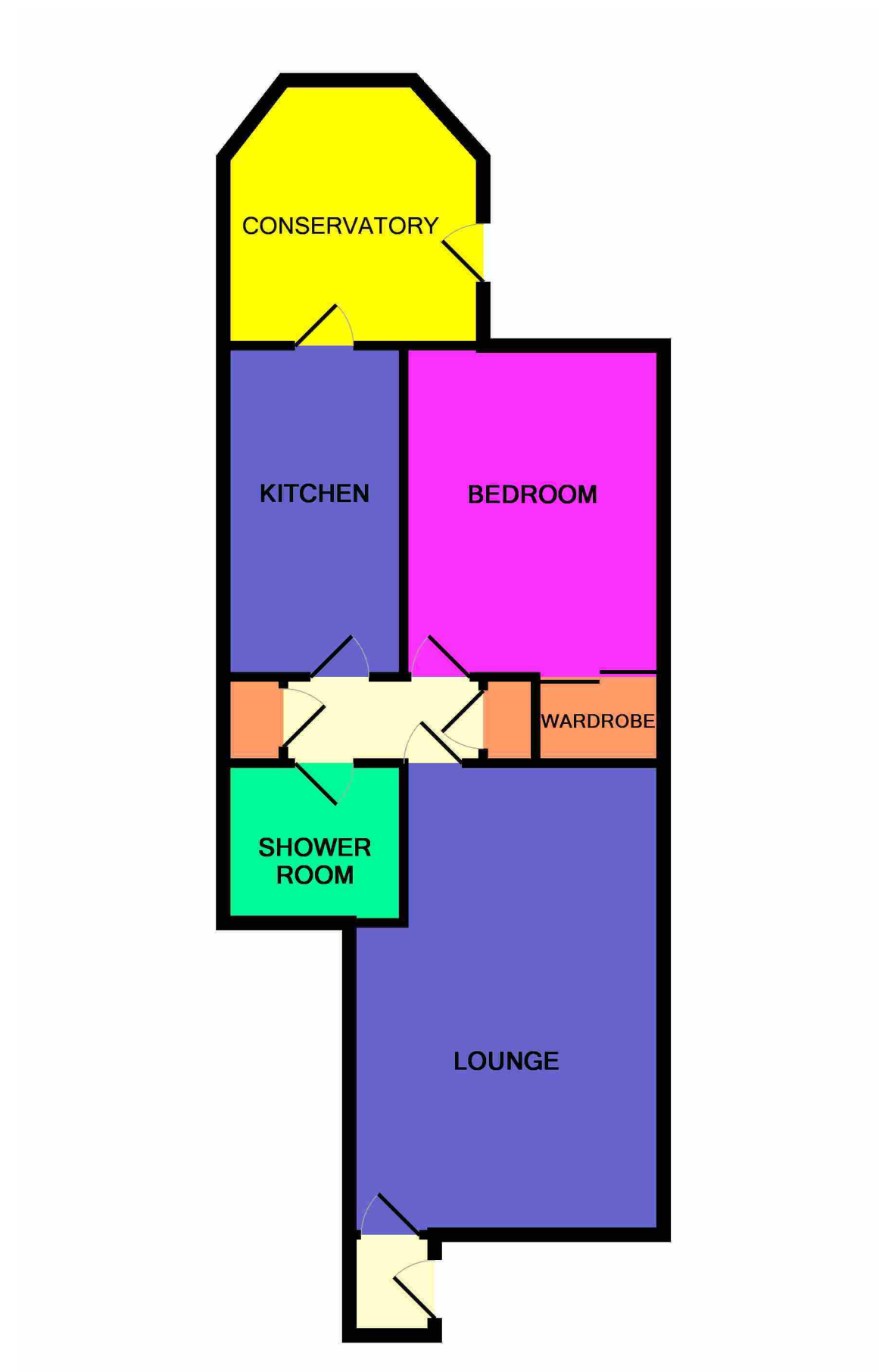
**Shower Room**





**Garden**

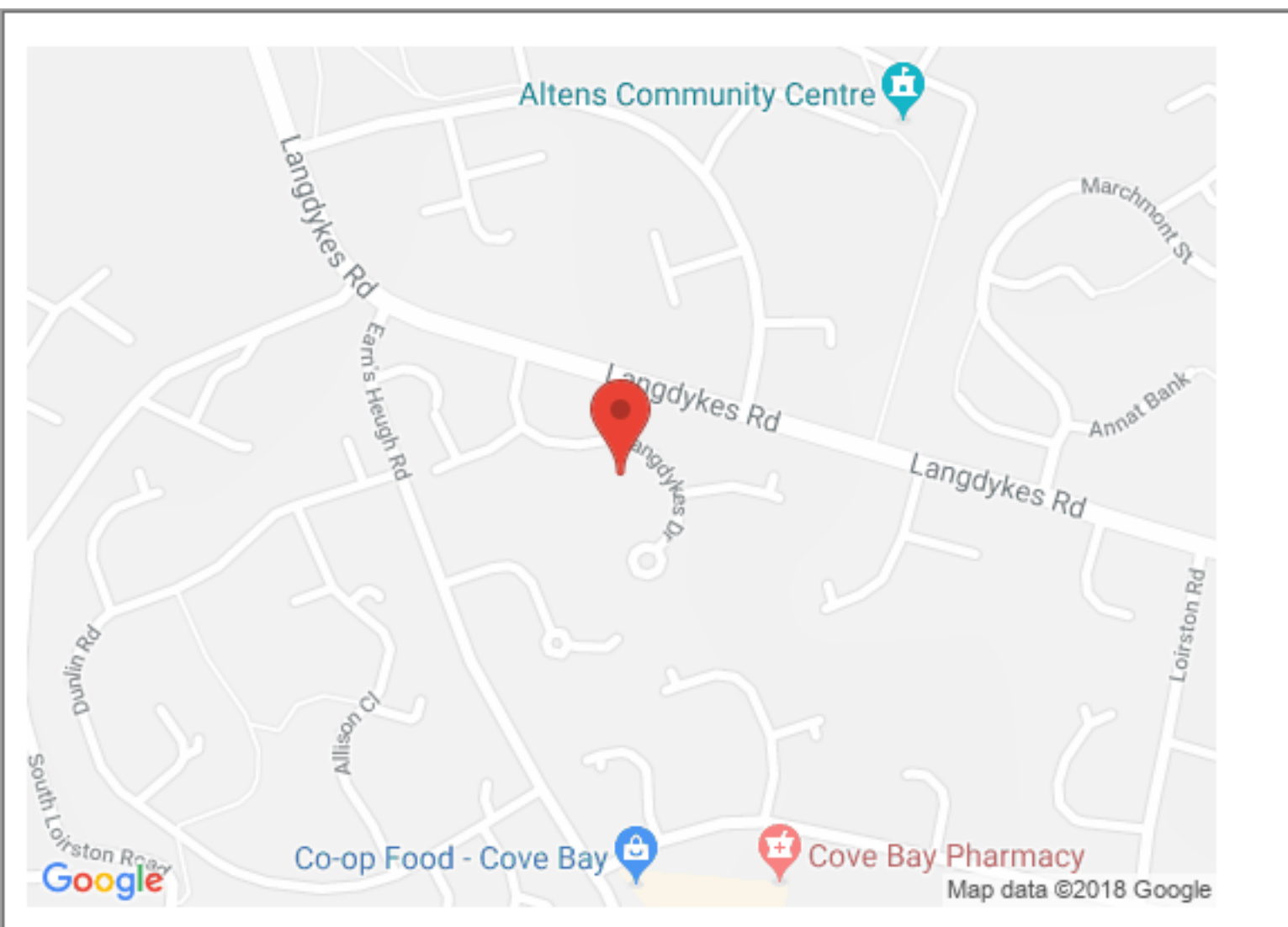




**Floorplan**



### Property location



### Directions

Travel south along Wellington Road to the Cove roundabout and take the second exit onto Langdykes Road. Take the second right onto Langdykes drive and follow the road round. Number 23 is along on the left hand side.

### Location

Cove Bay is a lovely coastal village lying to the south of the city centre with excellent local amenities including a range of shops, schools and many recreational facilities. The village is within minutes' drive from the city centre and there are excellent public transport facilities to and from various parts of the city. The property is also ideally located for those working to the south of the city within the oil related offices at the nearby Altens and Badentoy.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.