



3 Stoneyhill Terrace | Cove | Aberdeen | AB12 3GN

Charming Three Bedroom Semi-Detached Cottage

Offers Over £205,000

Situated within the charming old fishing village of Cove Bay, we offer for sale this three bedroom semi-detached stone-built cottage. This attractive, traditional home has been ideally upgraded to suit modern family life, featuring fresh neutral decor and quality fittings and fixtures throughout.

The home is entered into the open plan dining kitchen which is sure to be the hub of the home. A wide range of contemporary, handleless units have been fitted with contrasting work surfaces and a variety of integrated appliances. The central island with overhang offers an ideal breakfasting area, with ample further space available for a generous dining set.

On semi-open plan, the lounge to the front features a continuation of the laminate flooring, having French doors which give access out to the garden as well as a further side facing window allowing excellent natural light.

Completing the ground floor, the third bedroom is of good size and features a deep under stair storage cupboard.

The carpeted staircase ascends to the first floor landing which is naturally bright with a Velux window and also offers built-in storage as well as a fitted desk which would make an ideal study or dressing area.

The two double bedrooms are both generously proportioned, each of which boasts built-in storage as well as ample space for free-standing furniture.

The home is completed by the family bathroom which is fitted with a modern white suite comprising W.C., wash hand basin fitted into vanity units and bath with mains shower over, finished with attractive aqua-panelling and a chrome heated towel rail.

Outside, the enclosed garden is laid with a combination of lawn, patio and stone chips, ideal to enjoy the summer months and take in the pleasant outlook towards the sea.

Ground Floor

Lounge

15'4" x 13'1" (4.67m x 3.99m) approx.

Dining Kitchen

17'7" x 10'7" (5.36m x 3.23m) approx.

Bedroom

13'8" x 8'8" (4.17m x 2.64m) approx.

First Floor

Bedroom

14'9" x 9'4" (4.5m x 2.85m) approx.

Bedroom

13'9" x 9'6" (4.19m x 2.9m) approx.

Bathroom

7'5" x 5'5" (2.26m x 1.65m) approx.

Gas Central Heating

Double Glazing

EPC Band C

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



Lounge



Lounge



Dining Kitchen



Dining Kitchen



Bedroom 3



Landing



Bedroom 1



Bedroom 1



Bedroom 2



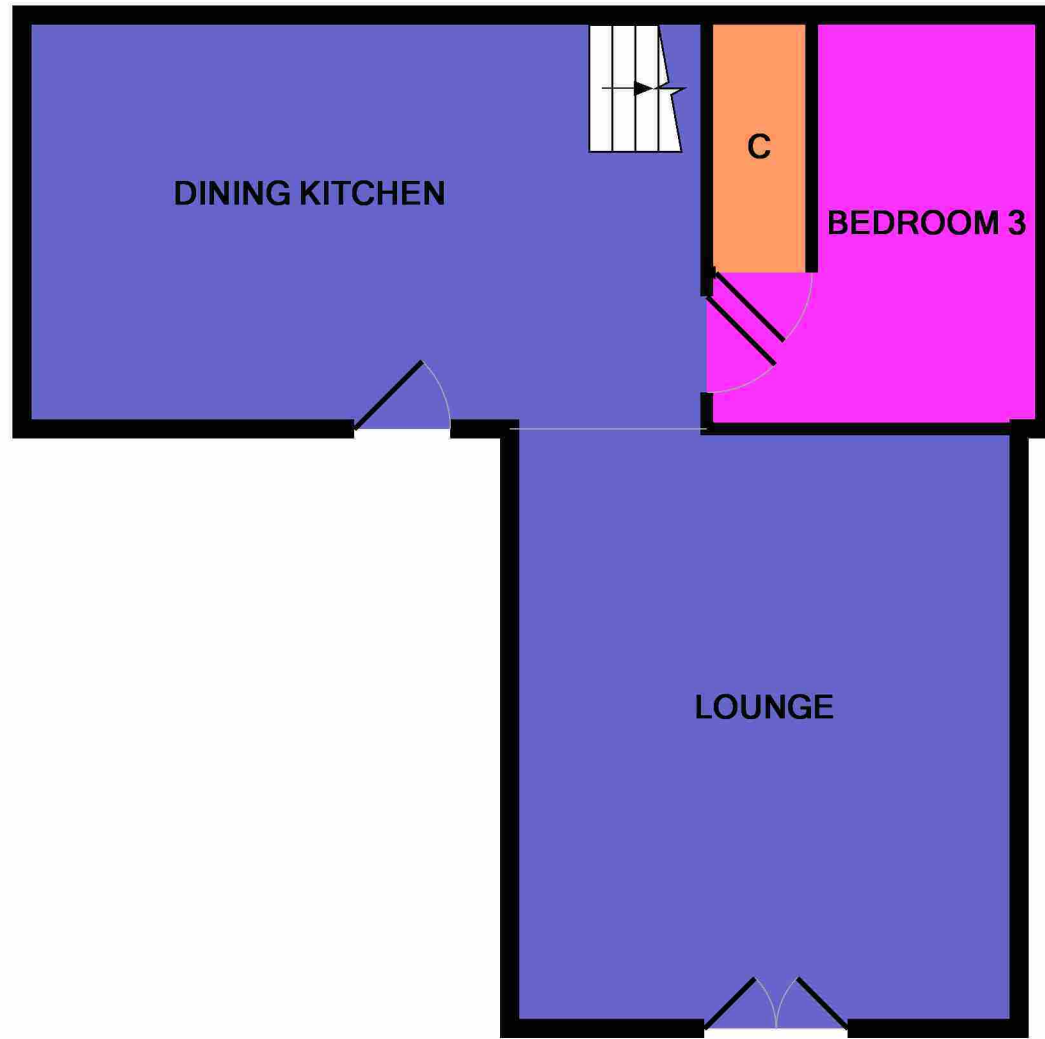
Bedroom 2



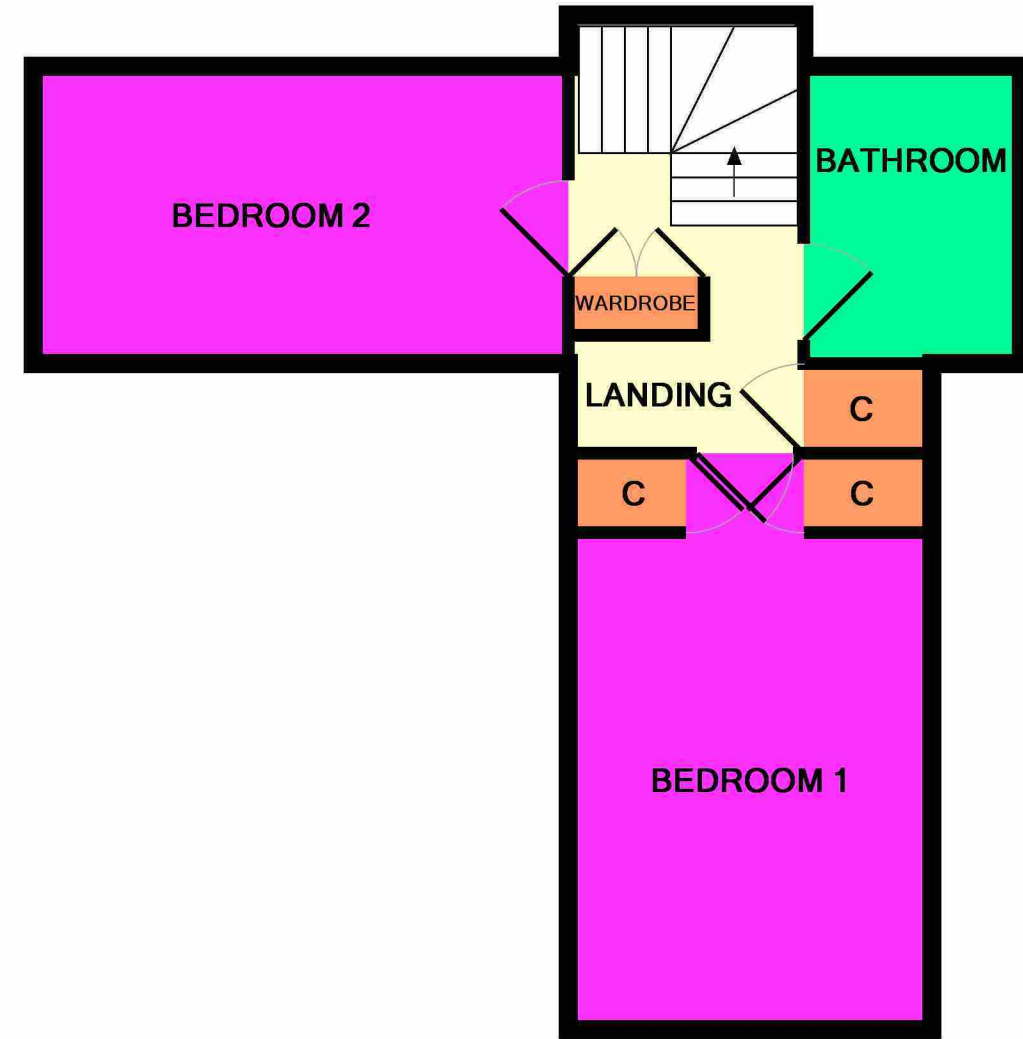
Bathroom



Garden



GROUND FLOOR



1ST FLOOR

Floorplan

Property location



Directions:

Travel to Cove via Wellington Road, at the last roundabout take the second exit onto Langdykes Road and continue some way along turning right onto Loirston Road. Continue to the end of Loirston Road turning left over the bridge then right onto Stoneyhill Terrace. Continue around the left hand bend, down the hill and stop towards the top of the hill. A footpath is located just along from 1 Stoneyhill Terrace, giving access to the property.

Location:

Cove is a popular suburb with picturesque harbour and coastal walks located to the south of Aberdeen city and linked by an excellent commuter road and a public transport service to the city centre. The area offers easy access to the oil related offices at Altens, Tullos and Badentoy and enjoys a good range of local shops and amenities, including a primary school, all within easy walking distance.

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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.