



32 Creel Road | Cove | AB12 3BP

Three Bedroom Semi Detached Villa

**Fixed Price £174,950**



BELOW HOME REPORT VALUE

Situated in the popular coastal suburb of Cove, we offer for sale this three bedroom semi-detached villa. The property offers a good level of accommodation across two floors and is blank canvas for the new owners to put their own stamp on.

The home is entered into the hallway, with a convenient cloakroom featuring two piece white suite and an under-stair cupboard providing useful storage space.

The front facing lounge is naturally bright and on open-plan with the dining room to the rear. From here, access is given to the kitchen. Fitted with a range of wall, base and drawer units, the kitchen also features a range of integrated and free-standing appliances as well as the rear door giving direct access to the garden.

The carpeted staircase ascends to the first floor landing which features two built-in cupboards as well as loft access.

There are two well proportioned double bedrooms, each of which offers ample space for free-standing furniture, with one also boasting wall-to-wall wardrobes with mirrored sliding doors. The third bedroom is a generous single, ideally suited for use as a children's bedroom or nursery.

The home is completed by the family bathroom which is fitted with a white suite comprising W.C., wash hand basin and bath with shower over.

Outside, the enclosed rear garden is laid with a combination of lawn, patio and stone chips. To the front of the home, the modest garden is laid to lawn with a driveway to the side offering convenient off-street parking for two cars.

ACCOMMODATION

Ground Floor

Lounge  
15'3" x 10'4" (4.65m x 3.15m) approx.  
Dining Room  
9'4" x 8'3" (2.85m x 2.52m) approx.  
Kitchen  
9'4" x 7'8" (2.85m x 2.34m) approx.  
Cloakroom  
4'6" x 2'7" (1.37m x .79m) approx.

First Floor

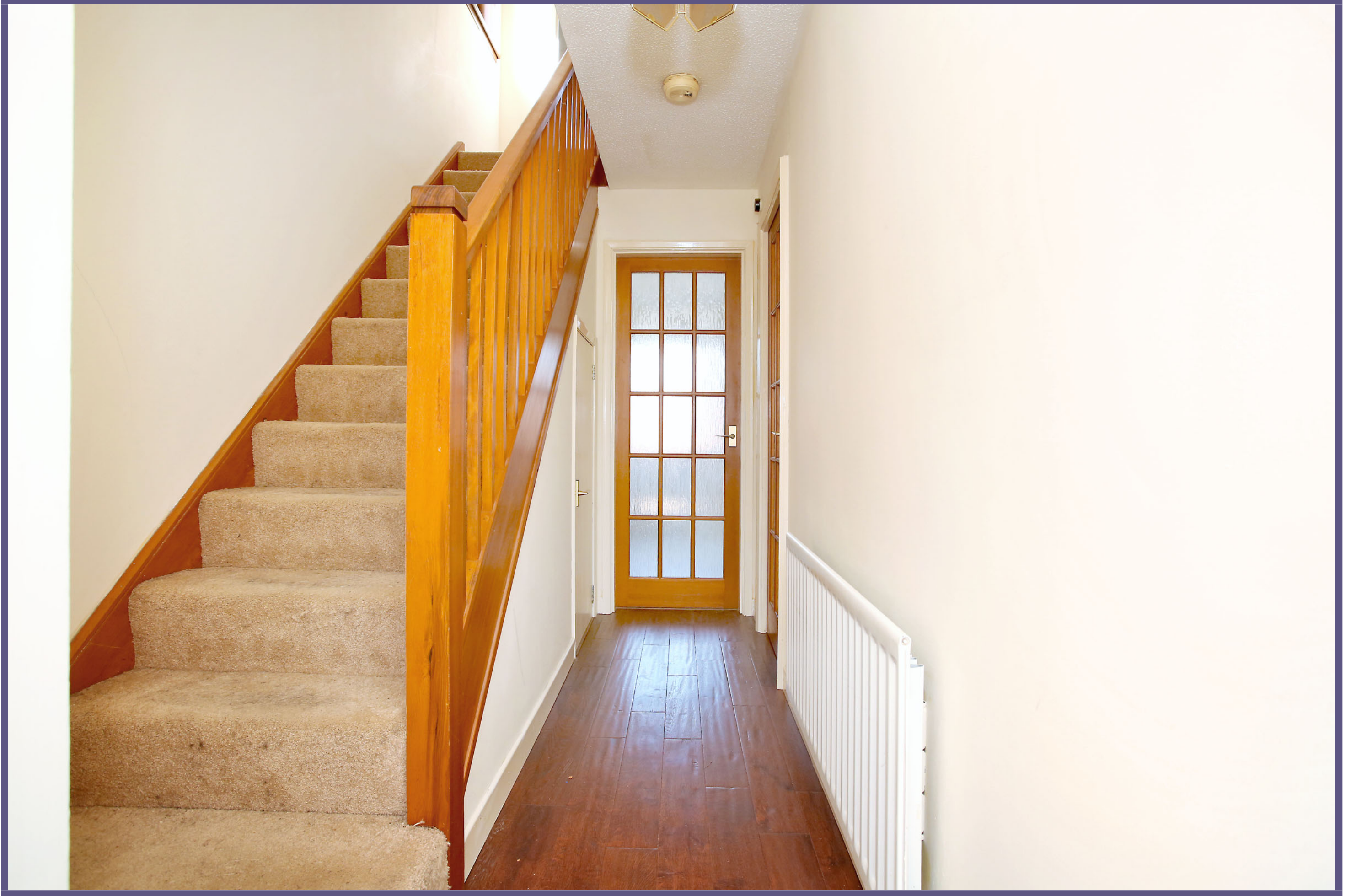
Bedroom  
12'6" x 9'6" (3.81m x 2.9m) approx.  
Bedroom  
10'8" x 10'2" (3.25m x 3.1m) approx.  
Bedroom  
7'7" x 7'5" (2.31m x 2.26m) approx.  
Bathroom  
6'5" x 6'4" (1.96m x 1.93m) approx.

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



**Hallway**





**Lounge**





**Dining Room**





**Kitchen**





**Bedroom 1**





**Bedroom 1**





**Bedroom 2**





**Bedroom 2**





**Bedroom 3**





**Bathroom**





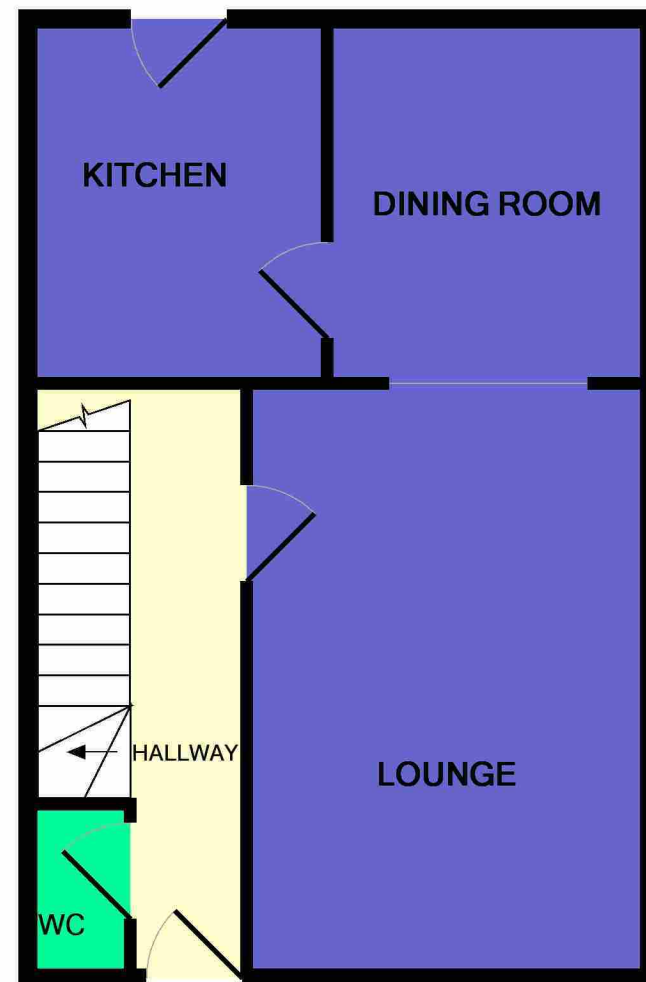
**Garden**



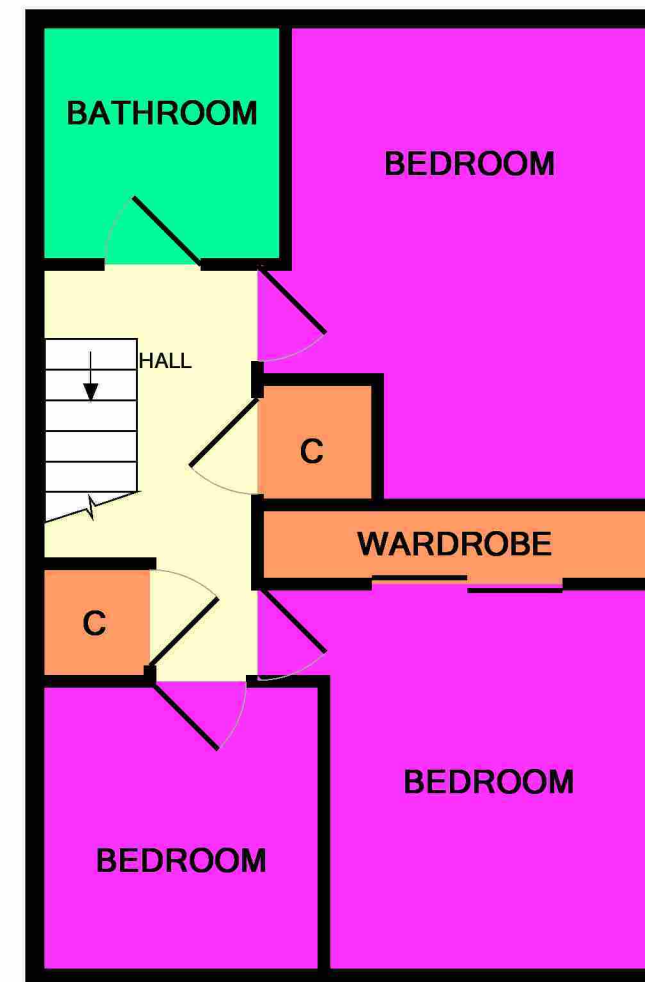


**Garden**





GROUND FLOOR

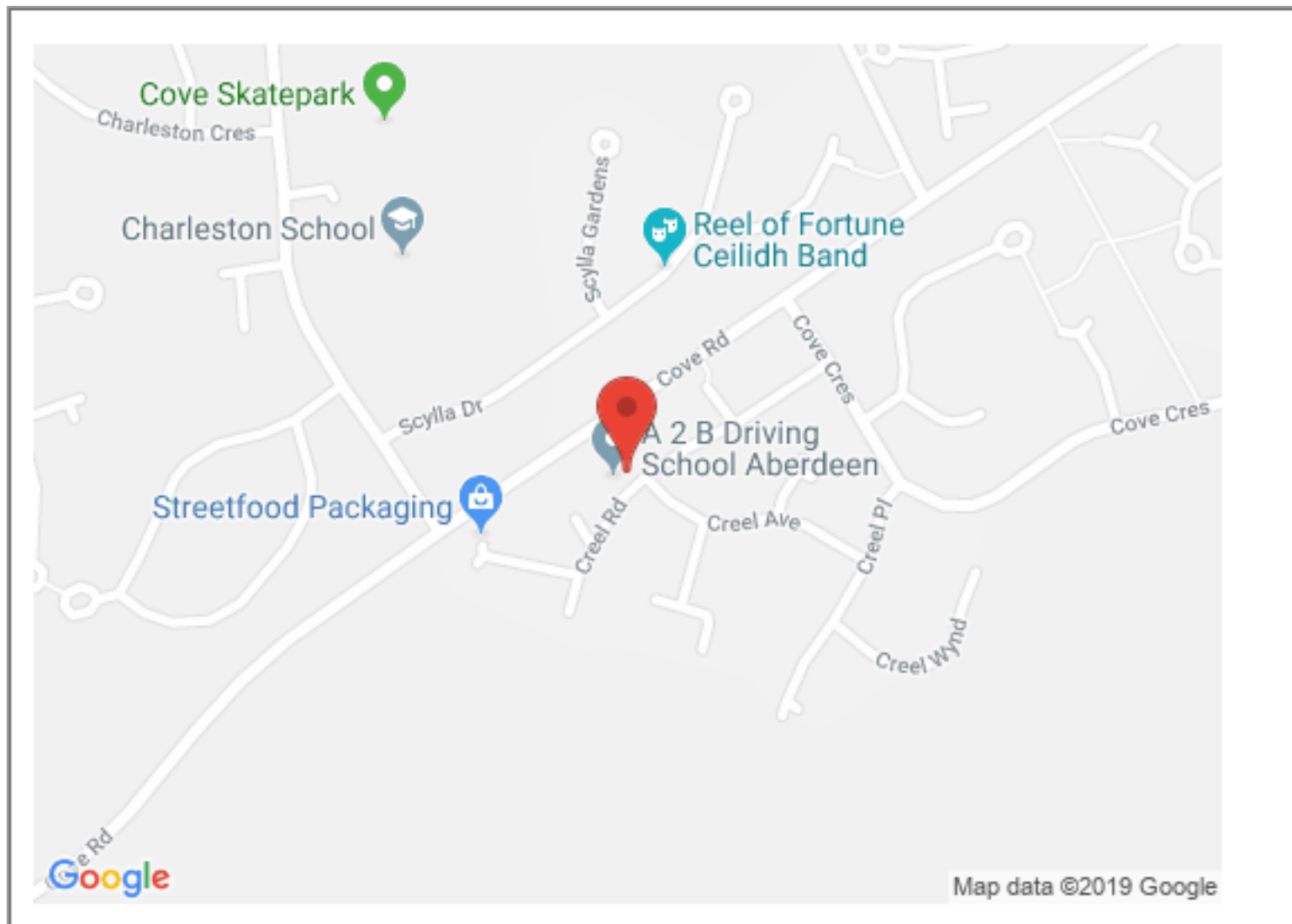


1ST FLOOR

# Floorplan



### Property location



### Directions

Travel south on Wellington Road (A956) and at the Cove roundabout exit onto Langdykes Road and take the first exit on the right. Continue to the end turning right into Cove Road, exit first left into Cove Crescent then first right into Creel Road. No 32 is located along on the right hand side.

### 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 and AWPR. Commuting to the office and industrial complexes situated at Altens and Tullos is particularly convenient. Cove itself has a selection of both traditional and modern properties, featuring a good range of local shops, schooling and a health centre.

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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.