



**19 Langdykes Drive**  
Cove, Aberdeen, AB12 3HW

ledingham  
chalmers  
estate agency





Kitchen



Bedroom

**19 Langdykes Drive  
Cove, Aberdeen, AB12 3HW**

**Self contained one bedroom flat with garden**

- Self contained ground floor flat
- Fresh tasteful decoration
- Ideal first purchase
- One bedroom
- Garden to the rear
- One allocated parking space



**One bed.**



**One bathroom.**



**One public room.**



## Self contained one bedroom flat with garden

Located in the popular coastal suburb of Cove this well presented self contained ground floor flat with garden to the rear is offered for sale. The property offers well proportioned living accommodation with fresh tasteful decor, co-ordinating laminate flooring and blinds to provide a contemporary style home ideally suited for the first time buyer.

The entrance vestibule has laminate flooring and a door leading to the lounge which has a front aspect, laminate flooring and door leading to the inner hall which has two large cupboards. The double bedroom has a quiet aspect to the rear, neutral decoration with feature wallpapered wall and walk in fitted wardrobe. Fitted with a range of stylish units, the kitchen provides good storage and work top space and has a door leading to the garden. Completing the layout is the bathroom which is fitted with a modern white suite.

The property has a private, fully enclosed garden with an area stocked in granite chips, a timber decked area, rotary clothes dryer and garden shed.

There is a residents car park to the front with one allocated space pertaining to the flat.



Bathroom



External

## Accommodation and plans

Vestibule	" x '"	
Lounge	15'6" x 11'9"	4.73m x 3.58m
Inner Hall	" x '"	
Kitchen	11'6" x 6'6"	3.51m x 1.98m
Bedroom	11'6" x 9'2"	3.51m x 2.79m
Bathroom	6'9" x 5'10"	2.06m x 1.78m

## Directions

Travel south along Wellington Road to Cove and take the second exit at the Cove roundabout into Langdykes Road. Turn second right into Langdykes Drive bearing left. Follow the road round and number 19 is situated on the left .

## Location

Cove is a charming coastal suburb situated to the south of the city, having excellent commuter links and public transport services to both the north and south. Cove has its own range of amenities with local shops, primary schools and a health centre. The property has easy access to the new Aberdeen bypass road.

## Arrange a viewing

Viewing By appointment telephone 07802 794473 or by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.

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