



**3 Stoneyhill Terrace**  
Cove, Aberdeen, AB12 3GN

ledingham  
chalmers  
estate agency



Lounge



Dining kitchen

### 3 Stoneyhill Terrace Cove, Aberdeen, AB12 3GN

#### Charming three bedroom semi-detached cottage

- Traditional cottage, with modern & contemporary upgrades
- Open plan living accommodation
- Breakfasting island for casual dining
- Exceptional storage throughout
- Fresh neutral decor with ready to move into feel
- Picturesque sea views



Three beds.



One bathroom.



Two public rooms.

## Charming three bedroom semi-detached cottage

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.



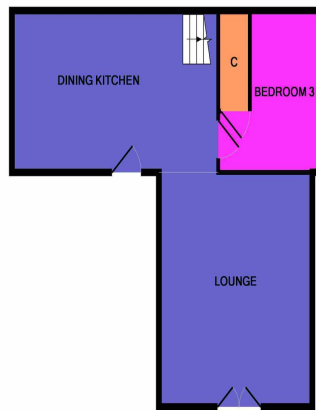
Bedroom



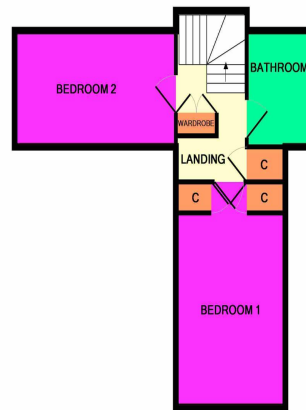
Garden

## Accommodation and plans

Lounge	15'4" x 13'1"	4.67m x 3.99m
Dining Kitchen	17'7" x 10'7"	5.36m x 3.23m
Bedroom	13'8" x 8'8"	4.17m x 2.64m
Bedroom	14'9" x 9'4"	4.5m x 2.85m
Bedroom	13'9" x 9'6"	4.19m x 2.9m
Bathroom	7'5" x 5'5"	2.26m x 1.65m



GROUND FLOOR



1ST FLOOR

## 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.

## Arrange a viewing

Viewing 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.