



14 Earns Heugh Crescent | Cove | AB12 3RU

Two Bedroom Semi Detached Bungalow

Offers Over £165,000



We are pleased to offer for sale this well presented and generously proportioned two bedroom semi-detached bungalow in the ever popular location of Cove, Aberdeen. In addition to this attractive interior accommodation, the property offers a generous driveway leading to single garage at rear along with both front and rear garden areas both of which have been well maintained.

The accommodation itself firstly comprises of an entrance vestibule allowing access to the main lounge and a degree of separation from the main accommodation when first entering the property. The lounge is a spacious and well proportioned room being able to host a wide range of furnishings, the room is focused around the feature fireplace and has been finished in an attractive neutral decor. The lounge further provides access to the kitchen along with internal hall.

The kitchen has been fitted with a wide range of base and wall units providing ample storage and work surfaces. The kitchen enjoys a lovely outlook over the rear garden and allows access via the rear door.

There are two well proportioned double bedrooms, both of which provide space for multiple pieces of bedroom furniture along with the shower room accessed from this hallway. The shower room has been fitted with a w.c., hand wash basin and enclosed shower cubicle.

To the rear is a well maintained garden which has been primarily laid to stone chip and patio offering easy care, leading to the single garage which has been fitted with both power and light. Additionally there is a further garden area to the front laid to stone chip with a substantial driveway.

## ACCOMMODATION

Lounge

Kitchen

9'8" x 8'3" (2.95m x 2.52m) approx.

Double Bedroom

11'6" x 8'8" (3.51m x 2.64m) approx.

Double Bedroom

10'7" x 8'8" (3.23m x 2.64m) approx.

Shower Room

7'4" x 5'2" (2.24m x 1.58m) approx.

Gas Central Heating

Double Glazing

Rear Garden

Driveway with Garage

EPC Band - C





**Lounge**





**Lounge**





**Kitchen**





**Double Bedroom 1**





**Double Bedroom 1**





**Double Bedroom 2**





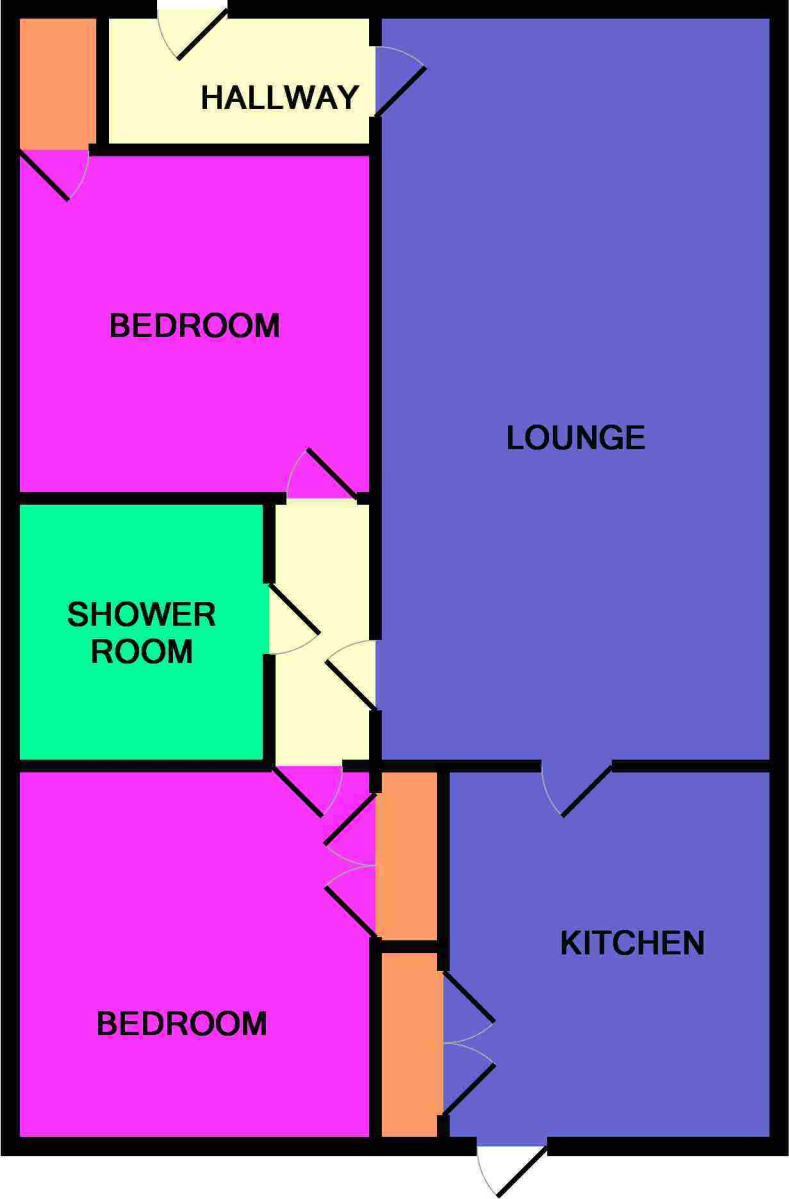
**Shower Room**





**Garden**





**Floorplan**



### Property location



**Directions** Travelling from Aberdeen via Wellington Road proceed following the signposts for Cove. On entering Cove turn right onto Earns Heugh Road, continue nearly to the end and take last left onto Earns Heugh Circle then bear right into Earns Heugh Crescent.

**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, commuting to the office and industrial complexes situated at Altens and Tullos. 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.