



20 Newlands Crescent | Cove | AB12 3FR

Beautifully Presented Detached Four/Five Bedroom Family Home

Offers Over £320,000

We are delighted to take to the market this impressive detached family home, which has been maintained in excellent decorative order throughout, making this an ideal home for the growing family.

The property is entered through a composite door to the reception hallway, which gives access to the upper level, Ash laminate flooring, chandelier-style light fitment, deep understair storage cupboard. The formal lounge is a particularly attractive room again with Ash laminate flooring, double window to the front and further window to the side allowing an abundance of natural light to enter the room. The dining room/kitchen is located to the rear of the property, with the dining area having ample room for a full size dining table and chairs, patio doors lead out to the decking area, offering an ideal spot for al fresco dining and entertaining. The kitchen is fitted with an excellent range of contemporary white high gloss base and wall units with stainless steel handles, contrasting worktop with matching upstands, integrated double oven, gas five ring hob with extractor canopy above, built-in dishwasher and fridge/freezer, window to the rear, breakfast bar area for informal dining if required. Located off the kitchen is the utility room fitted with units matching those in the kitchen, under unit washing machine and tumble dryer, central heating boiler, stainless steel sink and drainer, door to the garden. Completing the ground floor accommodation is the cloakroom fitted with two piece suite comprising w.c., wash hand basin and window to the side.

A comfortably graded staircase leads to the galleried landing with access to loft space. The master bedroom is located to the front and has fitted wardrobes with bi-fold white high gloss doors, offering ideal shelf and hanging space; the en suite is fitted with a three piece suite comprising w.c., w.h.b. with splashback tiling above and double width tiled shower cubicle with thermostatic shower, heated towel rail. Double bedroom two is located to the rear and has a double fitted wardrobe with sliding mirror doors, whilst bedrooms three and four are both of excellent proportions, the study/bedroom 5 is located to the rear. The family bathroom is partially tiled and fitted with a three piece suite comprising w.c., wash hand basin and bath with glazed shower screen and electric shower, heated towel rail and window to the side.

Outside, to the front there is a driveway for off-street parking and garden laid to lawn, whilst to the rear there is a fully enclosed garden laid mainly to lawn with a large decked area.

## ACCOMMODATION

### Ground Floor

Reception Hallway

Formal Lounge

15'2" x 11'1" (4.62m x 3.38m) approx.

Family Room/Play Room

14'6" x 7'9" (4.42m x 2.36m) approx.

Kitchen/Dining Room

19'10" x 9'10" (6.05m x 3m) approx.

Utility Room

6'9" x 6'5" (2.06m x 1.96m) approx.

Cloakroom

6'9" x 3'6" (2.06m x 1.07m) approx.

### Upper Floor

Galleried Landing

Master Bedroom

13'9" x 11'3" (4.19m x 3.43m) approx.

En Suite

7'1" x 6'5" (2.16m x 1.96m) approx.

Bedroom 2

10'9" x 8'3" (3.28m x 2.52m) approx.

Bedroom 3

9'11'8" x 9' (2.77m x 2.74m) approx.

Bedroom 4

11'9" x 9'6" (3.58m x 2.9m) approx.

Bedroom 5/Study

9'3" x 7'4" (2.82m x 2.24m) approx.

Bathroom

8'2" x 6'11" (2.49m x 2.11m) approx.

Gas Central Heating and Double Glazing

EPC Band B

The fitted floor coverings, blinds and light fitments, together with the white goods in the kitchen are to be included in the price. The white goods in the utility room are excluded from the price and will be removed.



**Hallway**



**Lounge**



**Lounge**



**Family Room**



**Kitchen**



**Kitchen**





**Dining Area**



**Master Bedroom**



**Master Bedroom**



**En Suite**



**Bedroom**



**Bedroom**



**Bedroom**



**Bedroom**

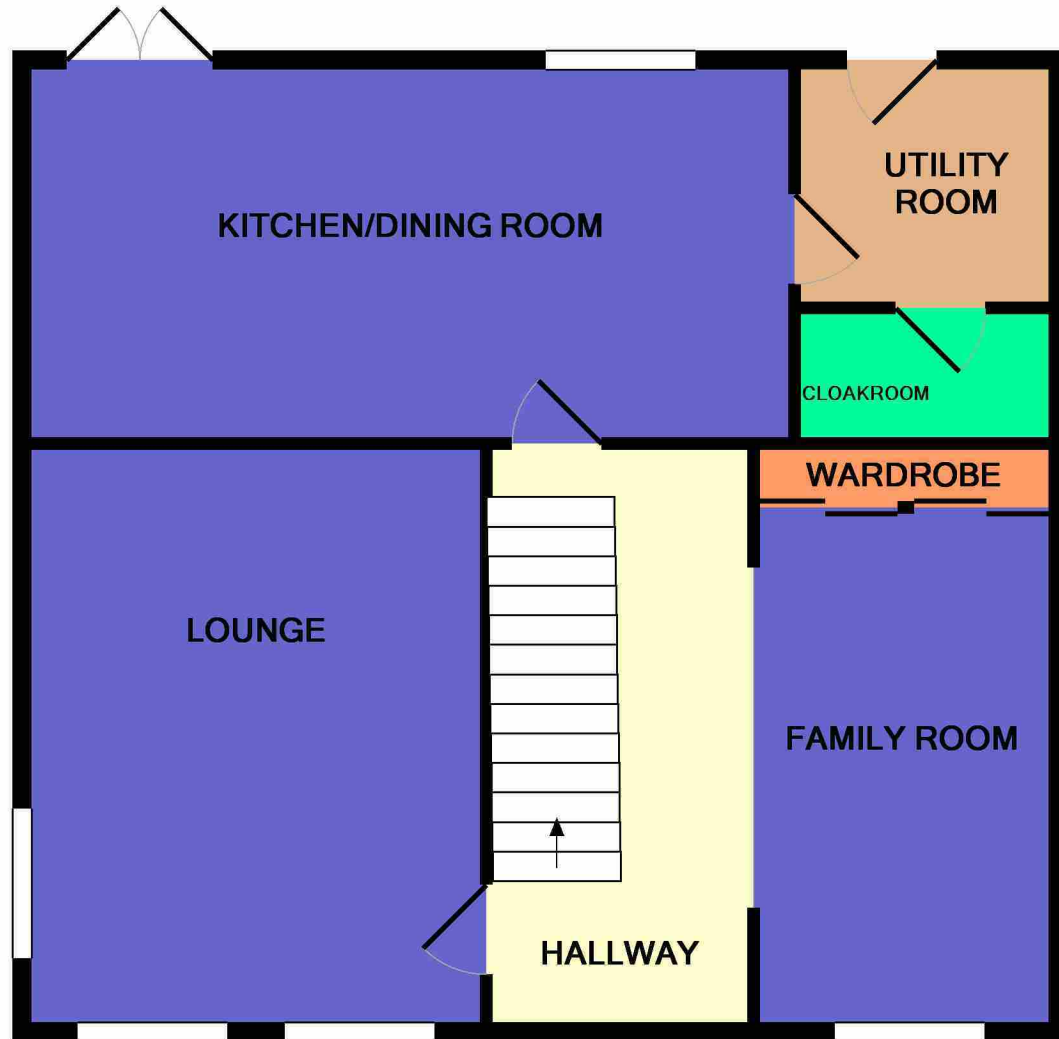




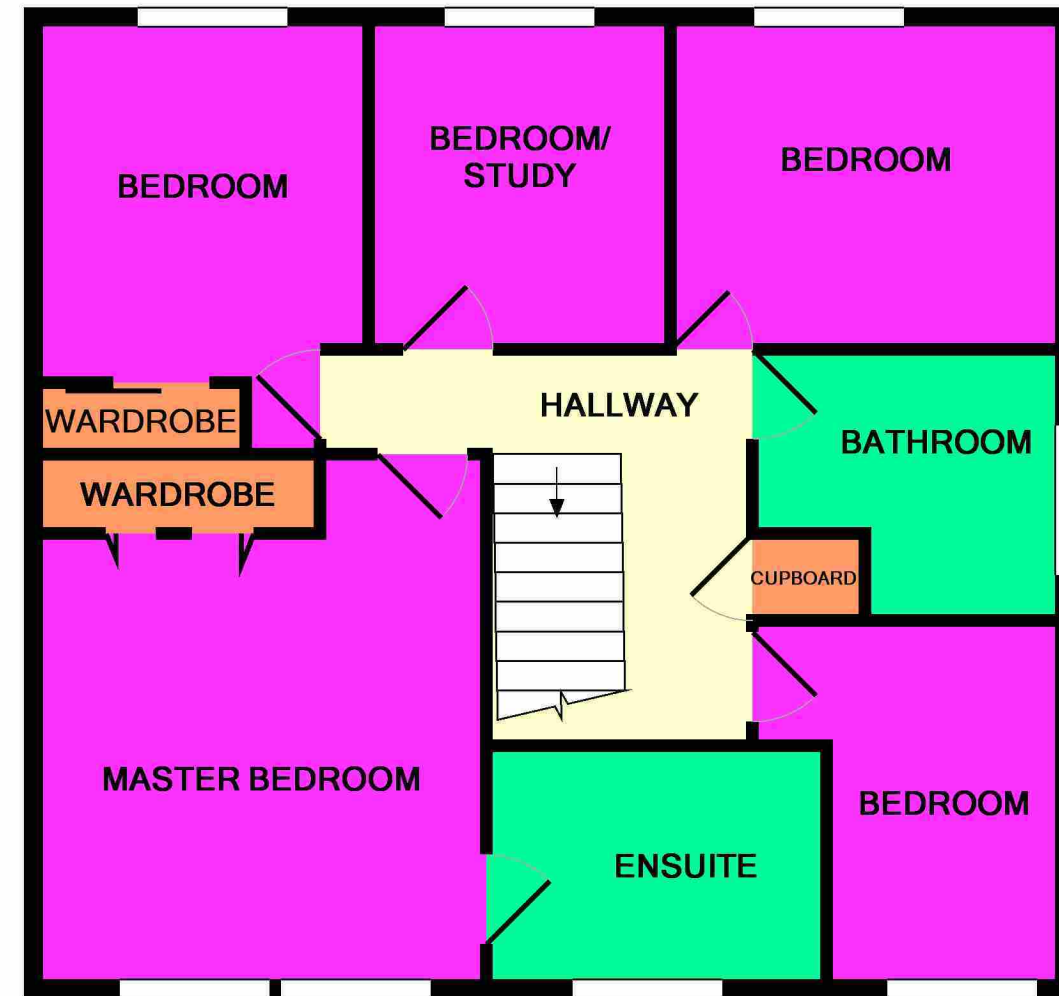
**Bathroom**



**Rear Garden**



GROUND FLOOR

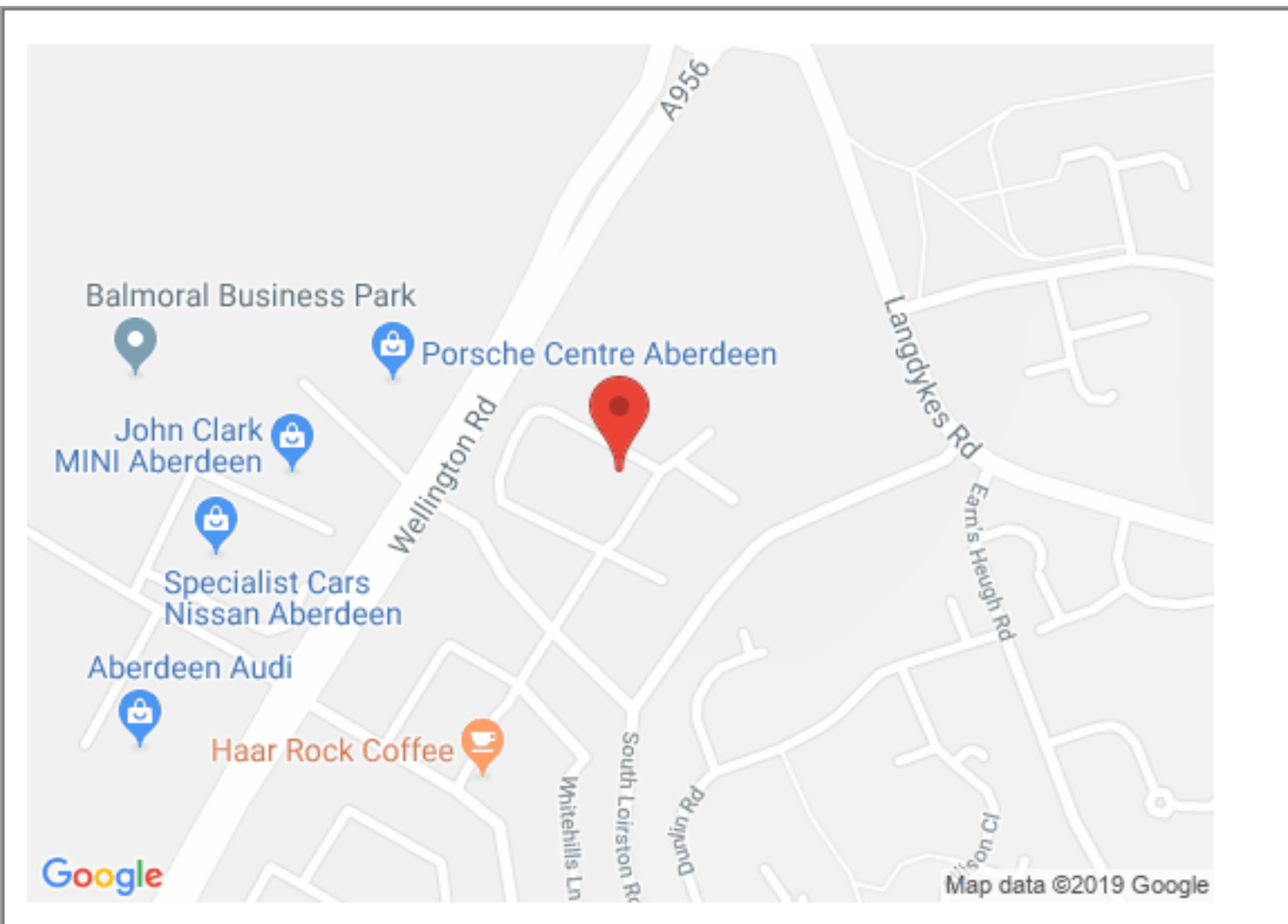


1ST FLOOR

# Floor Plan

Viewing By Appointment Telephone 07736 044083 or By Arrangement with Ledingham Chalmers on 01224 632500

### Property location



### Location

The property is located within the popular Charleston development at Cove, with a host of amenities close by including a Sainsbury's supermarket, cafe and beauty salon. Further amenities are available in Cove itself including pre-school nursery, library, pharmacy, medical practice. The area is well placed for commuting to the the local oil-related offices at Tullos, Altens, Badentoy or the city centre and easy access to the A90 is convenient for travelling south. Regular bus links to the city centre and with the new AWPR commuter links most parts of Aberdeen and the surrounding areas are readily accessible.

### Directions

Travelling south on Wellington Road, continue straight ahead at the Altens roundabout, continue straight ahead on the dual carriageway, then turn left at the traffic lights onto Charleston Road North. Take the second road on the left onto Langdykes Avenue. Take the fourth road on the left into Newlands Crescent, the property is located on the right hand side.

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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.