



40 Charleston Crescent
Cove, Aberdeen, AB12 3FD

ledingham
chalmers
estate agency



Lounge



Kitchen

**40 Charleston Crescent
Cove, Aberdeen, AB12 3FD**

**Immaculately Presented Three Bedroom
Bungalow with Two Public Rooms and
Garage**

- Three Bedroom Bungalow
- Immaculately Presented
- Sizeable Garden
- Separate Utility Room
- Single Garage



Three beds.



Two bathrooms.



Two public rooms.

Immaculately Presented Three Bedroom Bungalow with Two Public Rooms and Garage

We are pleased to offer for sale this immaculately presented three bedroom bungalow in a quite residential development within the popular coastal village of Cove.

This bright and spacious property is in perfect move in condition and offers 2 generous public rooms. Neutral carpet is used throughout the property apart from the kitchen, utility and bathrooms where you will find a wood effect laminate.

The Entrance hall is light and spacious, providing not only access to the loft space above but to all rooms in the property. The lounge is large and airy with sizeable windows over looking the front garden and striking fire place located to the rear wall, giving the room a real focal point. All three bedrooms are generous in their size and come complete with built in wardrobes.

The Master bedroom is located to the rear of the property and comes with an en suite shower room. The Kitchen has wooden base and wall units, which are all in great condition, and there is enough space for a dining table and chairs. The utility room is fitted with a freezer and washing machine, and provides direct access to the single garage. The Family Room/Dining Room is located to the rear of the property, with sliding doors leading onto the rear garden, which is laid to lawn. The garden also comes complete with a green house, slabbed patio area and shed which can be found to the side of the property.



Master Bedroom



Garden

Accommodation and plans

Lounge	14'9" x 14'7"	4.5m x 4.45m
Master Bedroom	14'6" x 10'4"	4.42m x 3.15m
Bedroom Two	10'6" x 10'4"	3.2m x 3.15m
Bedroom Three	10'11" x 8'2"	3.33m x 2.49m
Ensuite	10'0" x 3'3"	3.05m x .99m
Bathroom	10'11" x 8'2"	3.33m x 2.49m
Family Room/Dining Room	10'10" x 10'4"	3.3m x 3.15m
Kitchen	14'7" x 9'1"	4.45m x 2.77m
Utility Room	6'9" x 4'11"	2.06m x 1.5m

Directions

Leave Aberdeen heading in a southerly direction via A956 Wellington Road, and turn left at the second roundabout, where indicated, into Cove. Take the first turning on the right hand side into Earnsheugh Road, and continue to the end, turning right into Cove Road. Take the third exit on the left into Charleston Crescent.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

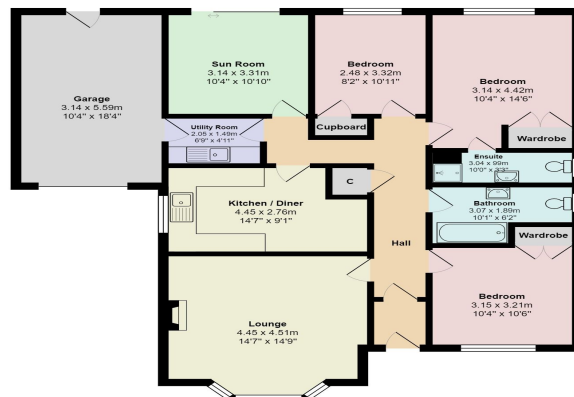
Contact us

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40 Charleston Crescent



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.