



4 Whitehills Square | Cove | Aberdeen | AB12 3SX

Two Bedroom Terraced Dwellinghouse

**Fixed Price £129,750**

We offer for sale this well presented two bedroom terraced dwellinghouse in the popular and well established area of Cove. The property is situated within the Charleston development offering fantastic access to the city and various other commutes whilst also benefiting greatly from a wide range of local amenities within the development such as a local Sainsbury's, coffee shops, barbers and salons.

The accommodation comprises of an open plan lounge/kitchen space upon entry which has been finished a neutral decor and allows space for a wide range of free standing furniture. The kitchen itself has been fitted with a range of base and wall units providing ample storage space whilst also being able to accommodate a variety of white goods. Additionally on this ground floor level there is a cloakroom which has been fitted with a W.C. and hand wash basin and a large storage cupboard.

On the first floor there are two equally well proportioned double bedrooms which have again both been finished in a neutral tone. The slightly larger bedroom offers the fantastic benefit of built in wardrobes with mirrored sliding doors. The bathroom is also situated on this level and offers a white suite comprising a w.c., hand wash basin and shower over bath.

To the exterior the property benefits from a private parking space with additional visitor spaces.

## ACCOMMODATION

Kitchen/Lounge  
17'5" x 13'1" (5.31m x 3.99m) approx.

Cloakroom  
6'3" x 3'6" (1.91m x 1.07m) approx.

Double Bedroom  
10'3" x 9'5" (3.12m x 2.87m) approx.

Double Bedroom  
10'3" x 7'5" (3.12m x 2.26m) approx.

Bathroom  
6'9" x 5'7" (2.06m x 1.7m) approx.

Gas Central Heating

Double Glazing

Private Parking

EPC Band - C



Lounge



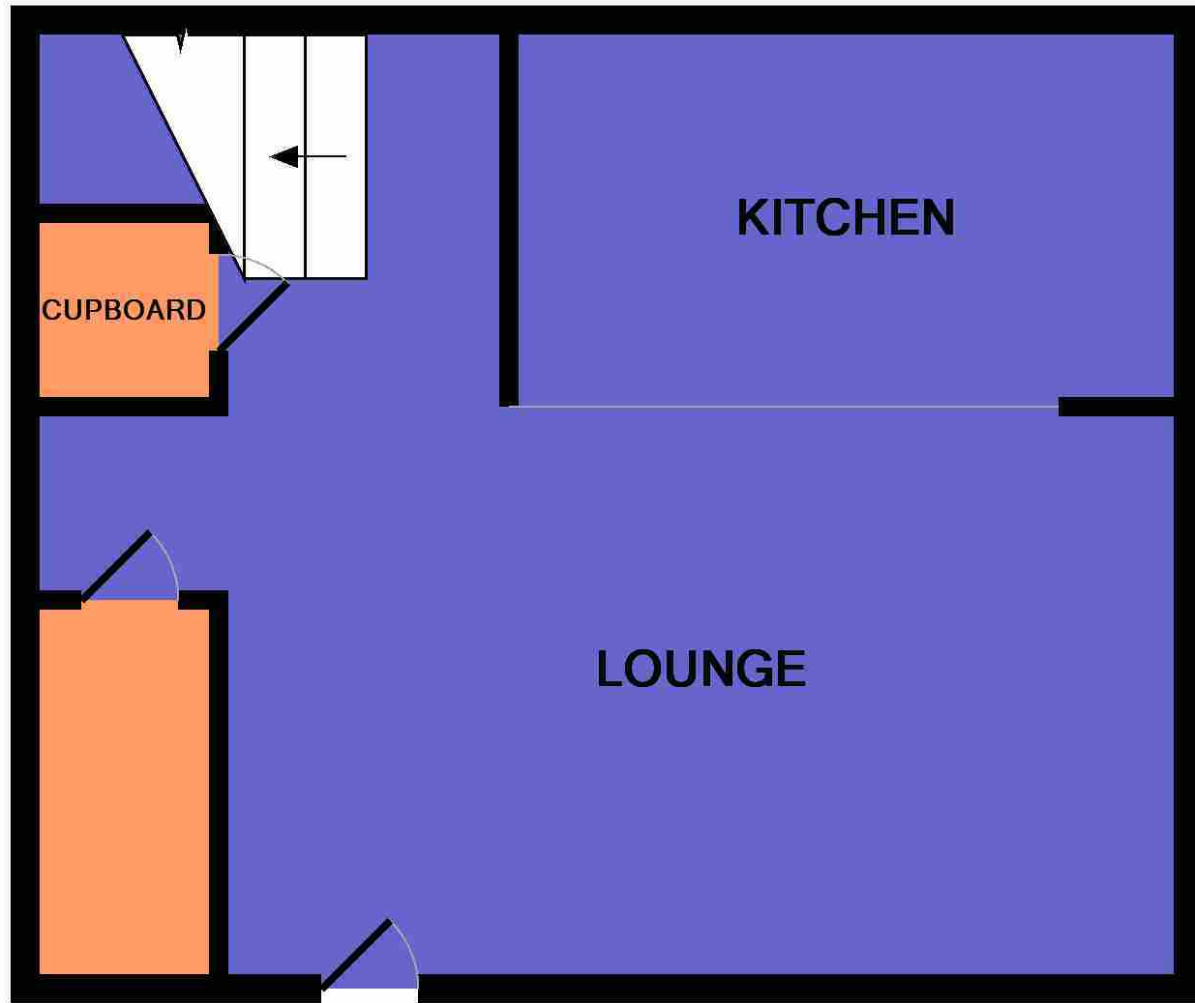
**Double Bedroom**



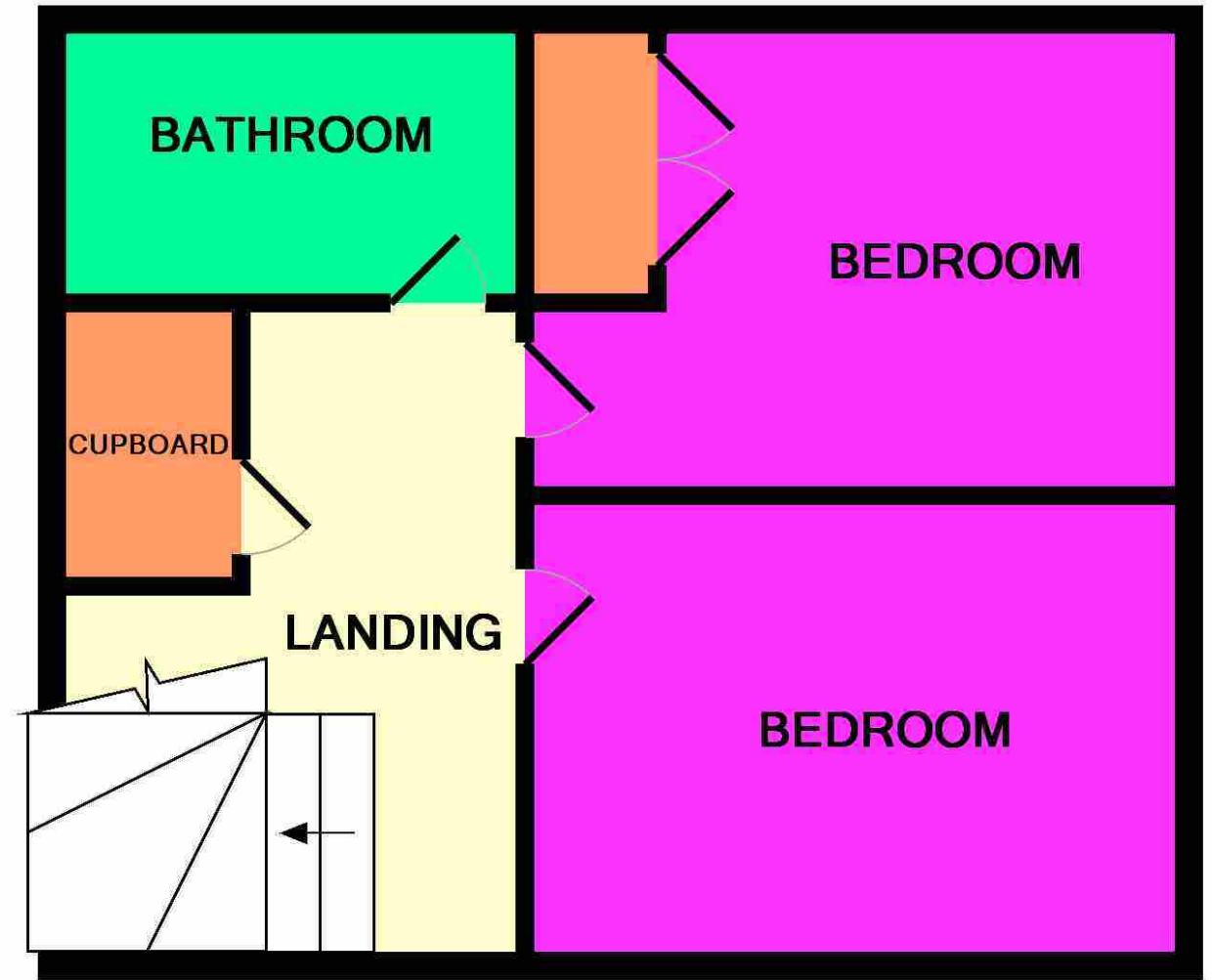
**Double Bedroom**



**Bathroom**



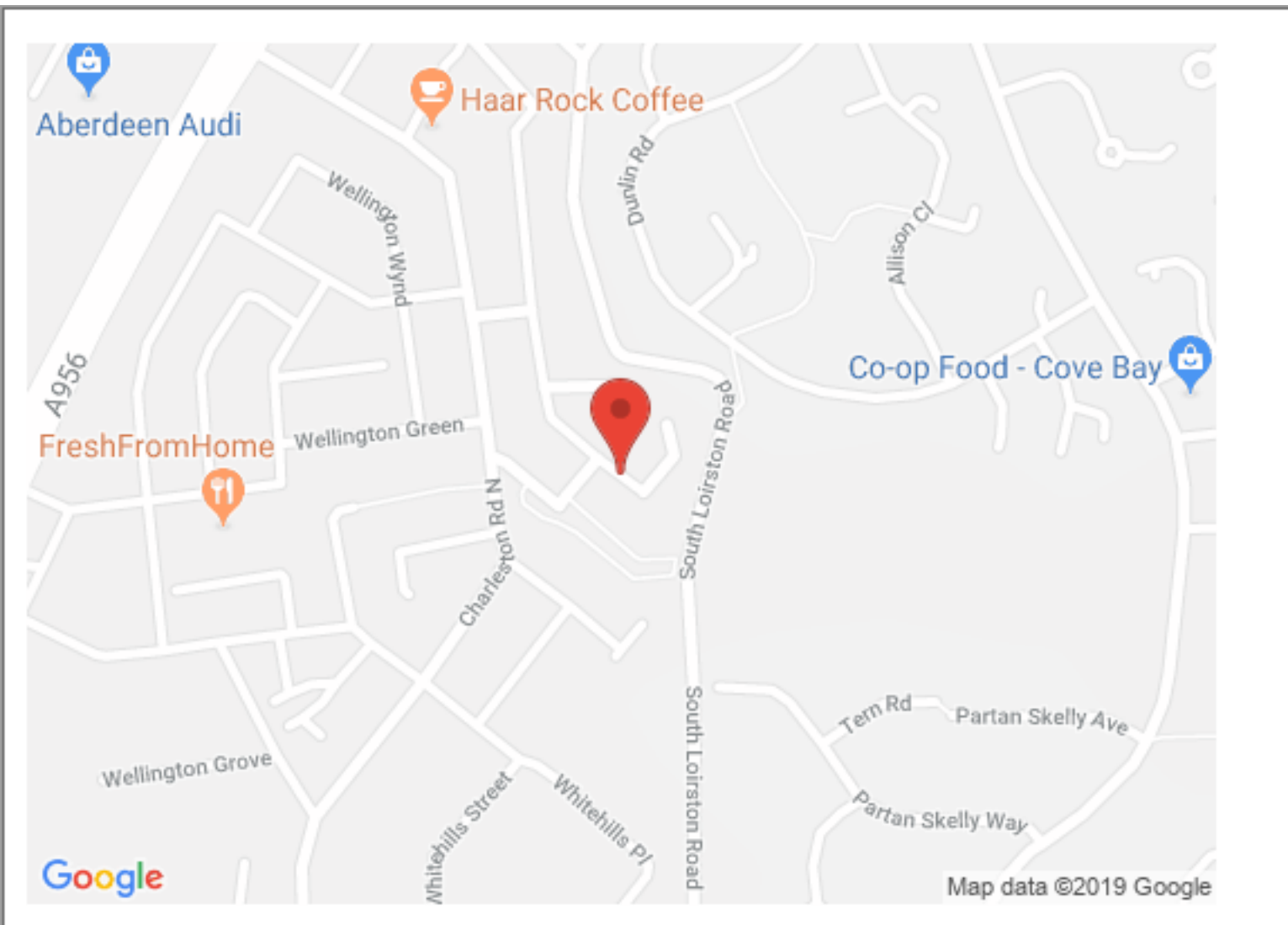
GROUND FLOOR



1ST FLOOR

**Floorplan**

## Property location



**Directions** Travelling south along the A956, Wellington Road, at the roundabout with Makro continue straight across and at the next set of traffic lights turn left onto Charleston, continue to the end of this road and turn left. Take first left again following the road to the right and next left takes you onto Whitehills Square.

**Location** Cove is a popular, thriving, ever expanding suburb located within a few minutes drive of the city centre and convenient for the industrial estates at Tullos and Altens. The area has a good range of local amenities including two primary schools and a variety of community facilities. There are good public transport facilities to the city centre and is ideally placed for easy access to the main dual carriageway south.

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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.