



1 Earns Heugh Place,
Cove, Aberdeen, AB12 3SR

Offers over **£120,000**

**ledingham
chalmers**
estate agency



Lounge



Kitchen

1 Earns Heugh Place, Cove, Aberdeen, AB12 3SR

One bedroom, semi-detached bungalow

- Fabulous location
- Accommodation over one level
- Bright and spacious Lounge
- Well-appointed Kitchen
- One well proportioned Bedroom
- Rear Garden



One bed.



One bathroom.



One public room.

Situated in the popular coastal suburb of Cove, we have pleasure in offering for sale this one bedroom semi detached bungalow with rear garden.

Upon entering the property, the hall provides a welcoming entrance, boasting a large cupboard providing excellent storage.

The lounge is located directly from the hall, overflowing with natural light from the large, floor to ceiling window which enjoys a pleasing aspect over the front of the property. Offering an abundance of space for furniture as desired.

Located from the lounge is the rear hall which boasts an additional storage cupboard and gives access to the loft via hatch.

The well-equipped kitchen features a range of grey gloss base and wall units, complete with co-ordinating worktops, stainless steel sink and drainer with mixer tap, and white goods all of which will be included within the sale. **** ???

The double bedroom is located from the rear hall and benefits from a built-in wardrobe which has mirrored sliding doors and offers both hanging and shelved storage options. There is also ample space for a range of free standing furniture as desired.

Completing the accommodation is the shower room comprising fully enclosed shower, W/C, wash hand basin housed within a vanity unit and heated towel rail for convenience.

The rear garden is host to a delightful lawn and patio area, ideal for al fresco dining.

Early viewing is recommended for this superb property.



Bedroom

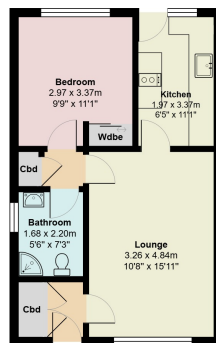


Shower Room

Accommodation and plans

Lounge	10'8" x 15'11"	3.25m x 4.85m
Kitchen	6'5" x 11'1"	1.96m x 3.38m
Bedroom	9'9" x 11'1"	2.97m x 3.38m
Shower Room	5'6" x 7'3"	1.68m x 2.21m

1 Earns Heugh Place



Directions

Travelling south on Wellington Road bear left at the signs for Cove. Take your first right onto Earns Heugh Road and follow the road taking the 7th turning on the left into Earns Heugh Circle then first left into Earns Heugh Place.

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.

Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
property@ledinghamchalmers.com

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.