



**29 Usan Ness,**  
Cove, Aberdeen, AB12 3NF



Lounge



Kitchen

## Three bedroom, end terraced dwelling with rear garden

- Within close proximity to local shops and amenities
- Versatile and spacious accommodation
- Bright Lounge
- Three well-proportioned Bedrooms
- On street parking
- Garden to the rear



Family Room



Three beds.



One bathroom.



Two public rooms.

**Presenting a perfect opportunity for those looking for a project, we have the ideal property that can be configured to suit individual requirements, with this three bedroom, end terraced home in the ever popular location of Cove.**

Although requiring a degree of modernisation this property is the perfect blank canvas for an individual looking to start a project as this property has endless possibilities.

Upon entering the property you are led into the entrance hall which benefits from a storage cupboard, houses the stairwell and provides access to all lower accommodation.

Accessed via double sliding doors from the hall, the bright lounge is of generous proportion and is flooded with natural light due to the large floor to ceiling window which overlooks the front garden.

Located to the rear of the property is the spacious, fully fitted kitchen which holds ample space for appliances, storage and a tiled splash back. Should you wish to also use this space for dining there is ample space to host a dining table.

Double doors from the kitchen lead into the sun room, which is flooded with natural light due to it's dual aspect. Sliding doors lead out to the garden.

Completing the downstairs accommodation is the cloakroom comprising of W/C and wash hand basin.

The stairwell leads up to the upper hall where you will find an additional cupboard and loft access above.



Bedroom



Bedroom



Bathroom

The first bedroom is a generous sized double. This room benefits from a fully enclosed shower and is overflowing with natural light from the large window that boasts views to the rear of the property.

The second also benefits from a fully enclosed shower and is located to the front of the property along with the third bedroom.

Completing the internal accommodation is the bathroom comprising W/C, wash hand basin and electric shower over bath.

To the rear is the low maintenance garden laid with stone chips and on street parking is available to the front.

Viewing is highly recommended to appreciate the size and space this property has to offer.



Garden

Accommodation

|             |                |               |
|-------------|----------------|---------------|
| Lounge      | 12'5" x 16'5"  | 3.79m x 5.01m |
| Kitchen     | 12'5" x 8'10"  | 3.79m x 2.69m |
| Family Room | 18'5" x 8'7"   | 5.61m x 2.62m |
| Bedroom     | 12'9" x 13'3"  | 3.89m x 4.04m |
| Bedroom     | 12'9" x 11'11" | 3.89m x 3.63m |
| Bedroom     | 8'9" x 7'8"    | 2.67m x 2.34m |
| Bathroom    | 6'0" x 6'2"    | 1.83m x 1.88m |



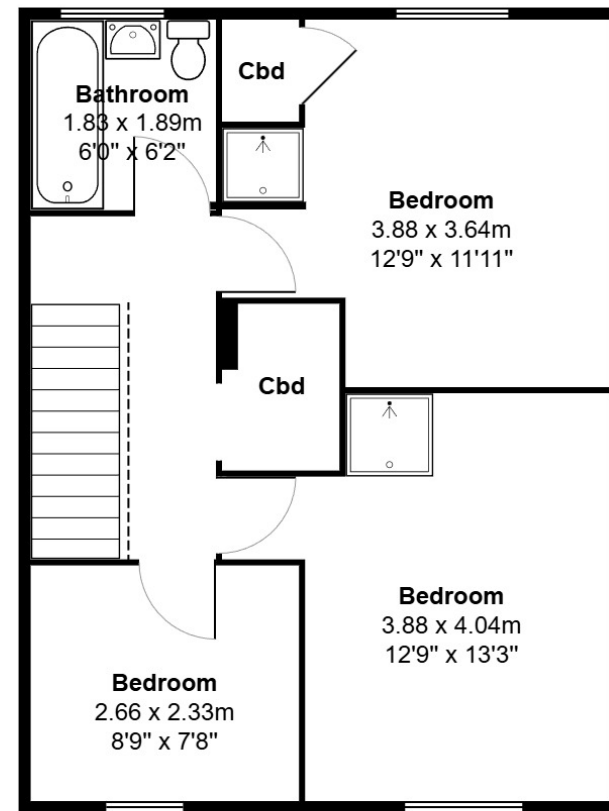
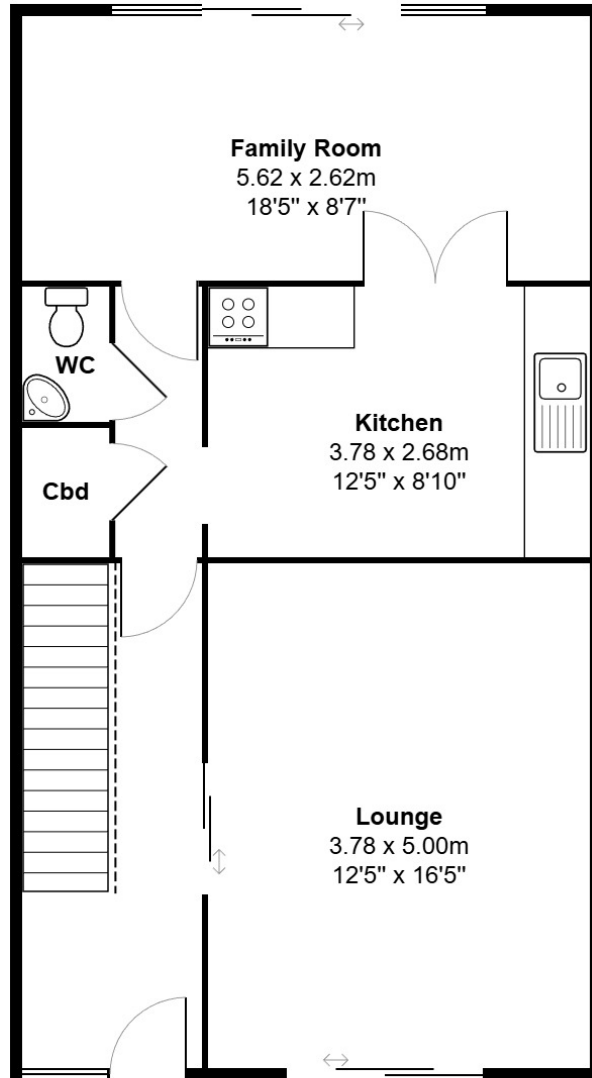
Drone Image



External

## Floorplan

29 Usan Ness



## Directions

Travel south on Wellington Road, at the large roundabout take the second exit towards Cove/Altens onto Langdykes Road. Take the third on the left into Marchmont Place and follow the road round turning first left into Usan Ness.

## Location

Cove is a thriving coastal suburb located to the south of Aberdeen City, within easy access of the City Centre, and the business parks at Altens, Tullos and Badentoy. Local shops serve everyday needs whilst a wider choice is available at nearby Bridge of Dee, where there are Asda, Sainsbury, B&Q and Boots outlets. A regular public transport service operates to and from the City, with a bus stop nearby. The old village boasts a picturesque harbour, pleasant coastal walks, and a hotel with reputable restaurant.

## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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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 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.