



9 Creel Avenue
Cove Bay
Aberdeen
AB12 3YB

Offers over £205,000
(below valuation)

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solicitors & estate agents

9 Creel Avenue, Cove Bay, Aberdeen AB12 3YB

Ideal family dwellinghouse in popular Cove location. Detached family dwellinghouse. Three bedrooms. Lounge with front aspect. Dining room. Bathroom with overbath shower. Gas central heating & double glazing. Kitchen with integrated appliances. Driveway to the side with front and rear garden.

We are pleased to offer for sale this spacious detached family dwellinghouse situated in a quiet location in the popular coastal village of Cove. Presented in excellent order the property on two floors comprises: hall; W.C, lounge; dining room; fitted kitchen with integrated appliances; upper floor: Family bathroom complete with overbath shower; 3 bedrooms; storage loft. Outside there are well maintained gardens to the front and rear with a parking driveway to the side. Heating is provided by a gas central heating system, all windows are double glazed.

Directions

Travelling south on Wellington Road take the second exit on the left at the Altens Thistle Hotel into Cove. Take the next exit on the right onto Earnsheugh Road and continue until reaching the T Junction. Turn right onto Cove Road and first left onto Cove Crescent. Take the second exit on the right onto Creel Place and first right onto Creel Avenue.

Location

Cove is a coastal village lying to the south of the City with its own selection of shops, schools and other recreational facilities. The village, which has a strong sense of community spirit, is home to the illustrious Highland League team, Cove Rangers. The village is just minutes away from the City Centre by dual carriageway and Altens Industrial estate is also within easy reach.

Viewing: Contact selling solicitors on 01224 433301
Entry: Immediate entry available.
Price: Offers over £205,000



Lounge

Lounge (approx 4.57mx3.23m)
A tastefully presented lounge on semi open plan with the dining room; triple formation window to the front of the house; moulded ceiling cornice; 2 modern light fittings; telephone point; archway leads to the dining room; television point; Recently carpeted; radiator.

Hallway (approx 5.58m x 5.60m)

With all accommodation leading off: carpeted staircase with hardwood balustrade and handrail leads to the upper floor; understair storage cupboard; pendant light fitting; laminate flooring; radiator.

Cloakroom

Fitted with a 2 piece cloakroom suite W.C & WHB; ceiling light; radiator.

Dining room (approx 3m x 2.57m)

Pleasant dining room with triple formation windows overlooking the rear garden; access to the kitchen; light fitting; Recently Carpeted; radiator.



Dining Room

Kitchen (approx 3.02m x 2.57m includes fitted units)

Well equipped kitchen fitted with an excellent range of cherry effect base and wall mounted units linked by work surfaces and ceramic wall tiles; stainless steel sink and drainer with mixer tap; fridge freezer; window to the side fitted with a roller blind; built in oven; electric hob; door gives access to the rear of the house; glass panelled door leads to the hall.



Kitchen

Upper floor

Window to the side of the property fitted with a roller blind; airing cupboard; further storage cupboard; loft access.

Bathroom (approx 1.86m x 4.36m)

Bathroom fitted with a peach 3 piece suite complete with overbath mixer shower and glass shower screen; Tiling around the bath and behind sink; window to the rear;



Bedroom

Bedroom 1 (approx 3.35 mx2.64m).
A lovely double bedroom with triple formation windows to the front of the house; wardrobes in a cherry wood effect provide excellent hanging and storage space; pendant light fitting; telephone point; fitted carpet; radiator.

Bedroom 2 (approx 3.68mx2.97m)
This bright and airy double bedroom is located to the rear of the property; triple formation windows; Built in Mirrored Wardrobe; Pendant light fitting; fitted carpet; radiator.



Outside

Bedroom 3 (approx 2.36mx2.31m)
A single bedroom with window fitted with blinds to the front of the house; fitted carpet; radiator.

Loft

The part floored storage loft is accessed from the upper hall.

Outside

There are well maintained gardens to the front and rear of the house and a parking driveway to the side. The front is laid to grass with some shrubs. The rear garden is laid to grass with a large Patio area with slabs ideal for outdoor dining; shrub borders; outside water tap; garden shed.

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The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property.