

19 Langdykes Crescent

COVE BAY, ABERDEEN, AB12 3HF



A two-bedroom mid terrace property offering spacious living accommodation over two floors



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McEwan Fraser Legal is delighted to offer this two-bedroom with an extended kitchen/diner mid-terrace property offering spacious living accommodation over two floors. The present owner has refurbished and redecorated to walk-in condition. A country-style dining kitchen, new bathroom, redecorated in a fresh neutral decor, uPVC double glazing and gas central heating are just some of the fantastic features this property offers.

THE LOUNGE

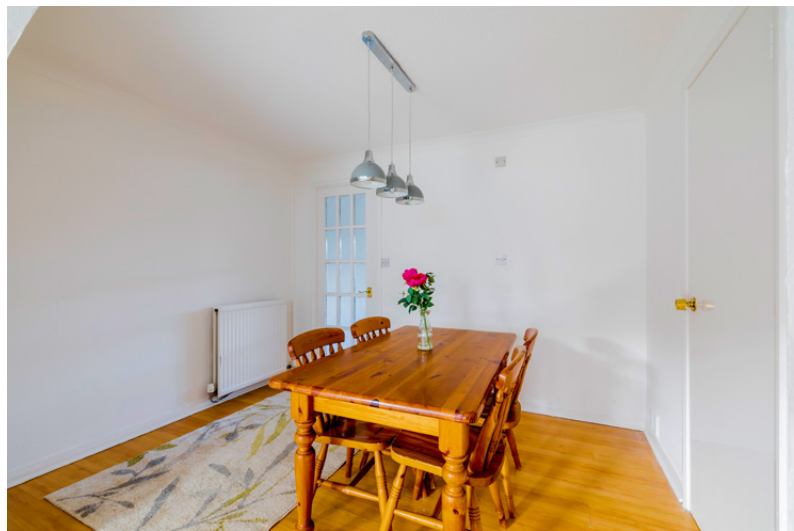


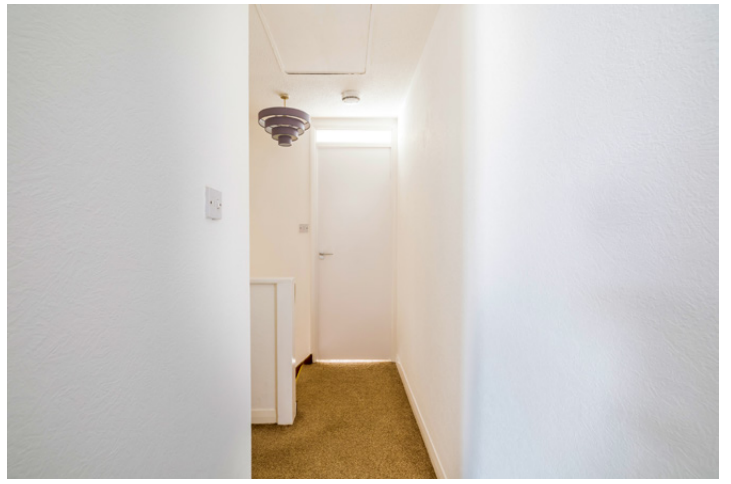
The property opens to a small vestibule leading to all accommodation. A large lounge with an open staircase and full-width windows ensures a bright living space.

THE DINING ROOM & KITCHEN



Continue through the lounge to a spacious dining room which connects to the kitchen via an open arch. The kitchen has excellent preparation and storage space with patio doors that open to a decking area and the rear garden. The kitchen has a gas hob, cooker hood, Neff electric oven, washing machine and fridge/freezer.





From the lounge, an open staircase leads to the first-floor landing and the newly fitted bathroom with shower over bath. There are two double bedrooms both have wardrobe space.

THE BATHROOM



BEDROOM 1



BEDROOM 2



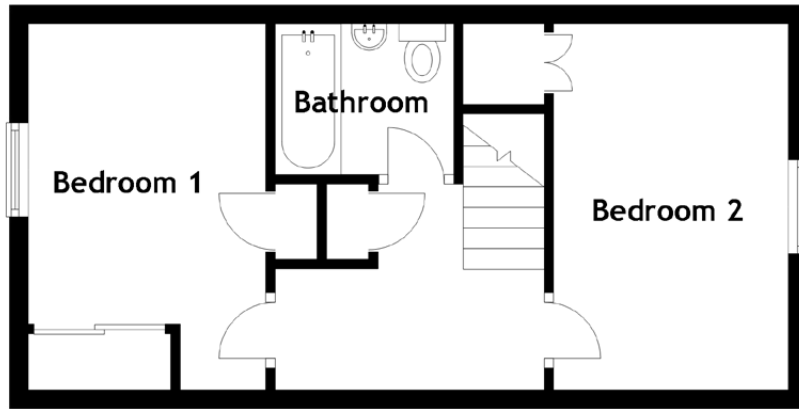
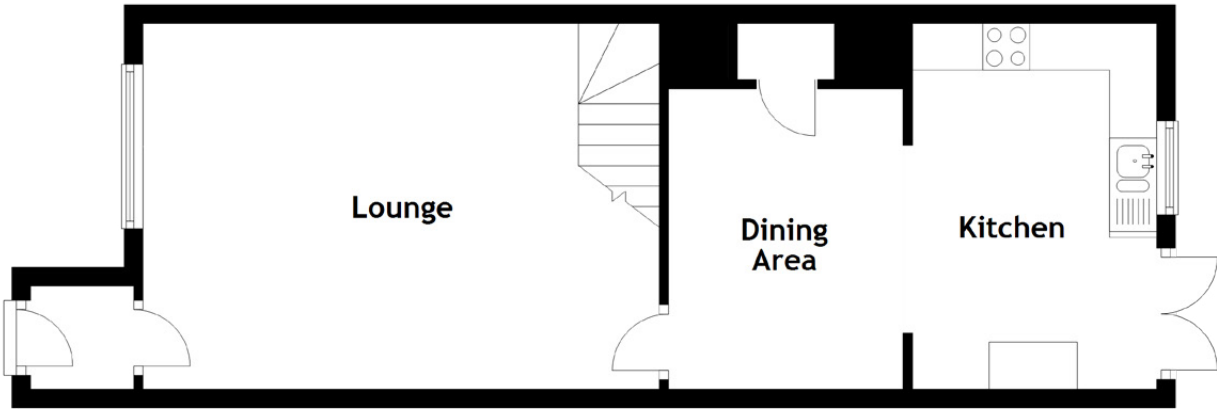
Externally, the front garden is laid with a lawn edged by decorative stone chips and a path. The rear garden has a high perimeter wooden fence and is mainly lawn with a wooden garden shed. The decking area adjacent to the patio doors is perfect for alfresco dining and enjoying the sun. The enclosed garden is a safe environment for those with children or pets.

19 Langdykes Crescent is a fantastic first-time purchase that would suit a young family or a superb buy-to-let investment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



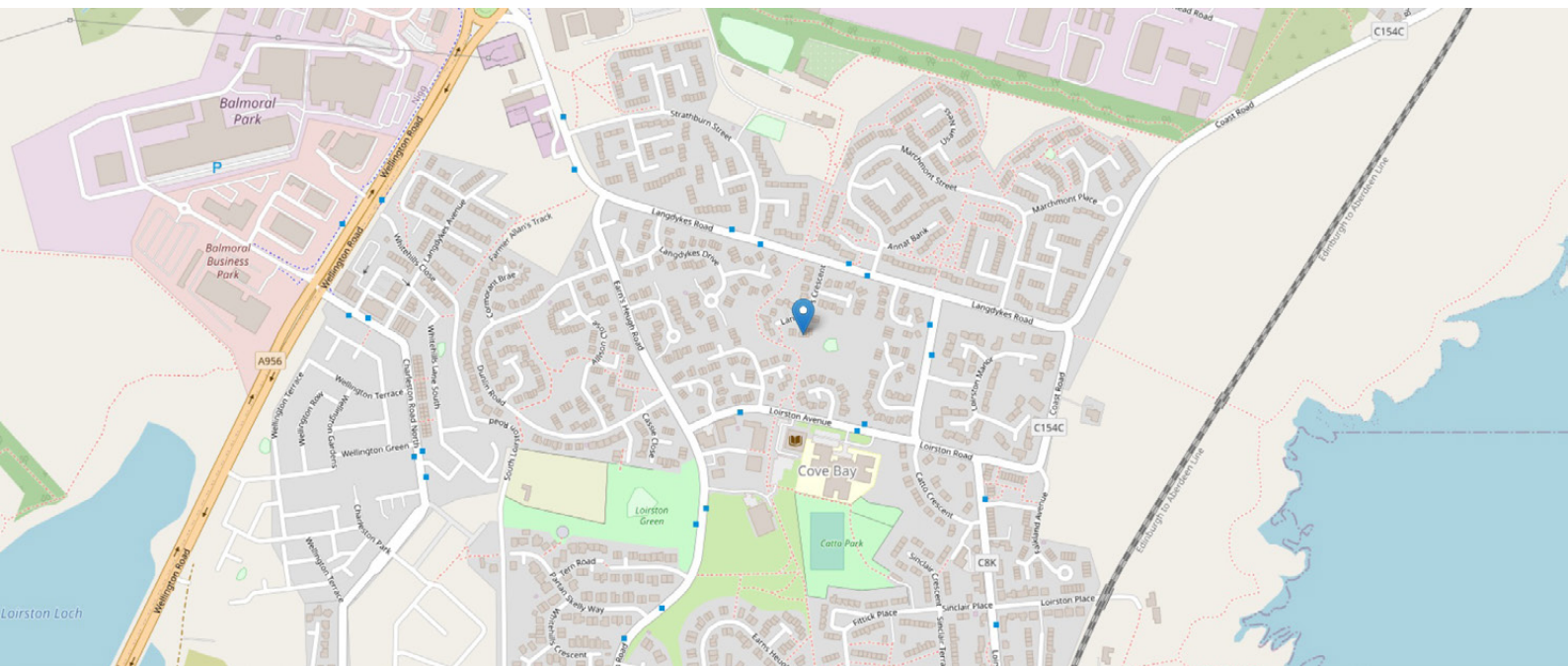
Approximate Dimensions (Taken from the widest point)

Lounge 5.50m (18'1") x 3.90m (12'10")
 Dining Area 3.20m (10'6") x 2.50m (8'2")
 Kitchen 3.90m (12'10") x 2.60m (8'6")
 Bedroom 1 3.90m (12'10") x 2.50m (8'2")

Bedroom 2 3.90m (12'10") x 2.50m (8'2")
 Bathroom 1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 77m²

EPC Rating: C



THE LOCATION

Cove Bay is a well-established and popular suburb situated south of Aberdeen City and ideally positioned for accessing the numerous businesses at Altens and Tullos and the expanding opportunities further south at Hillside and Portlethen. The recently opened AWPR (Aberdeen Western Peripheral Route) offers convenient commuting to all areas north and south of the city.





Excellent and frequent local transport links provide easy transportation into the city centre and surrounding areas. Cove is served by a fantastic range of local shops and community facilities, including children’s nurseries, primary school, secondary school and local leisure facilities. The location is also highly convenient and a short drive to the retail parks at the Bridge of Dee and Robert Gordon University.

The city provides all that one would expect from modern-day city living, including many shopping malls and local shops—Pubs, restaurants, and eateries galore, with fantastic theatres and cinemas to enjoy. You also have superb recreational and leisure facilities, all within easy reach and many outdoor activities for the outdoor enthusiast. Aberdeen offers excellent bus and rail services, with national and international flights from Dyce Airport approximately ten miles to the north. The East Coast Rail Network operates from Aberdeen, linking the central belt, the south and beyond.



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