

28 Wellington Close

COVE, ABERDEEN, AB12 3ZF



*TWO-BEDROOM GROUND-FLOOR FLAT WITHIN
A BEAUTIFULLY-MAINTAINED DEVELOPMENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this walk-in condition executive two-bedroom ground-floor flat within a beautifully-maintained residential development in Cove. The property offers spacious accommodation (63m²) and generous parking spaces within the resident's car park.

The hall provides access to all accommodation and has two sizeable storage cupboards. There are two double bedrooms, both with fitted wardrobe storage and carpeted. Next is the fabulous open-plan lounge kitchen/diner with patio doors; the fully-fitted kitchen boasts a ceramic hob & cooker hood, electric oven, washing machine, dishwasher, integrated fridge/freezer and exceptional storage; it is a light, airy and comfortable living space. Finally is a fabulous bathroom, a modern suite with a tiled floor and splash-back with a rain shower over the bath.

28 Wellington Close



Open-Plan Living





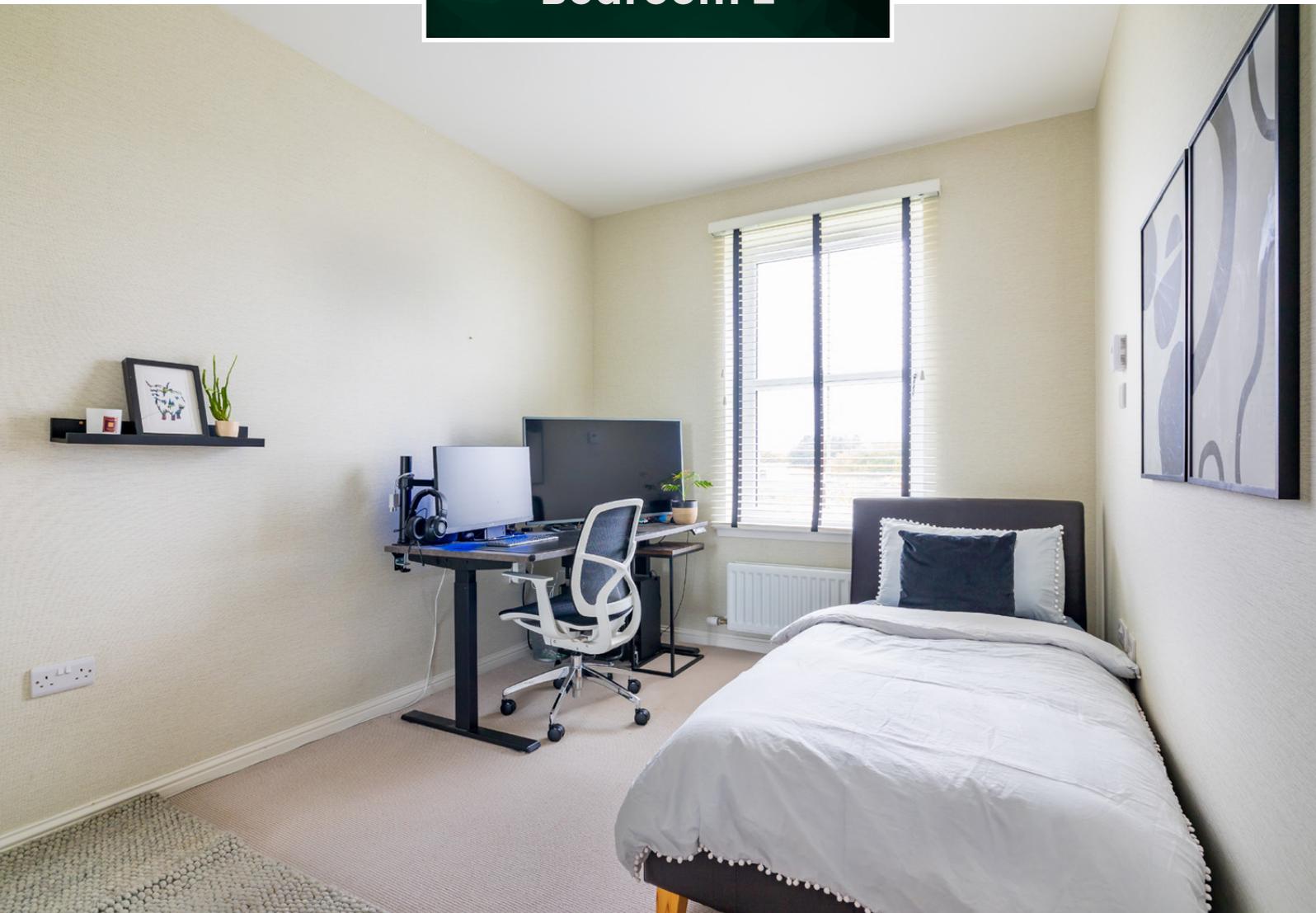


Bedroom 1

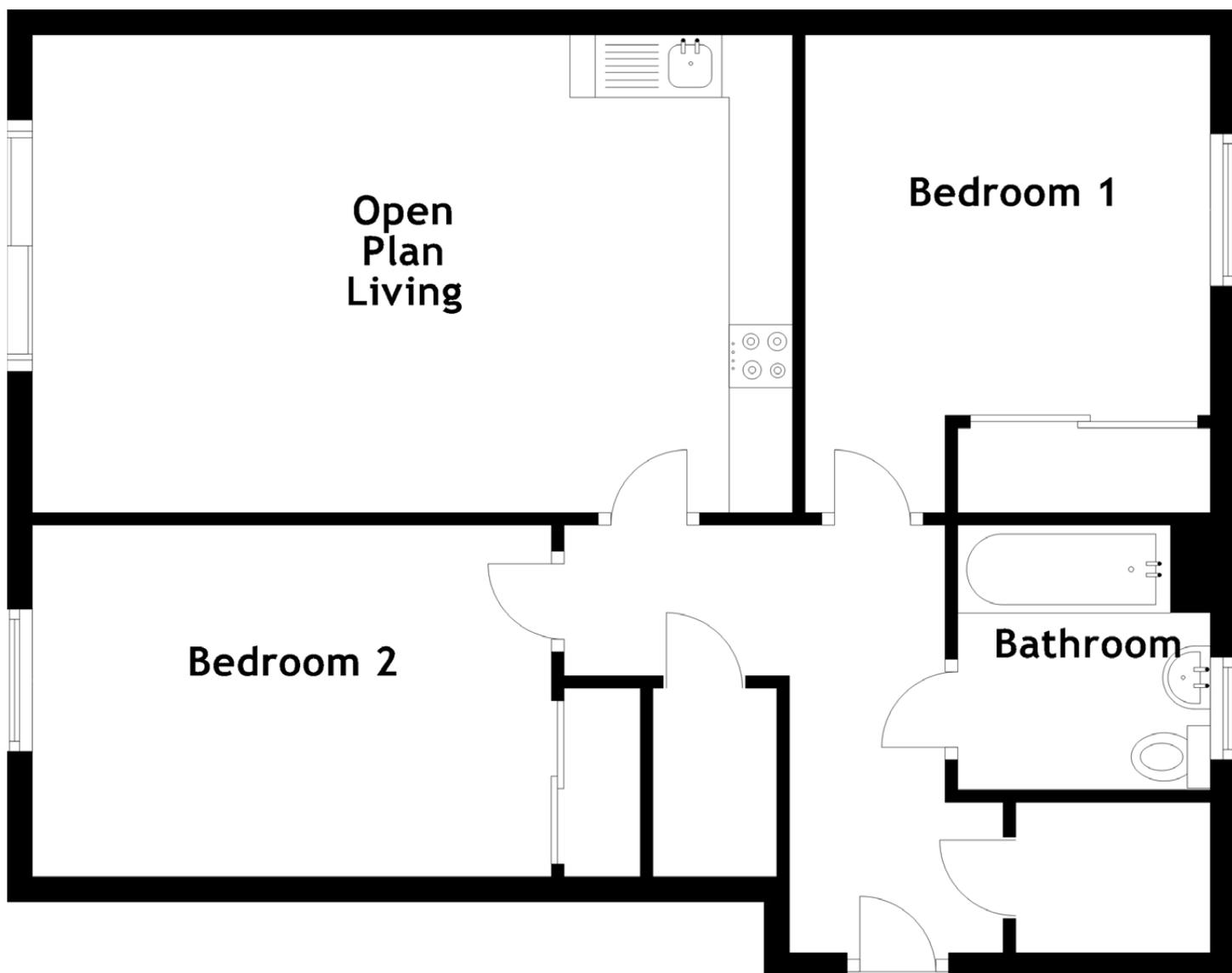




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.00m (19'8") x 3.80m (12'6")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	4.10m (13'5") x 2.80m (9'2")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 63m²

EPC Rating:

Wellington Close benefits from UPVC double glazing, Gas Central Heating, a remote security entry system, and well-kept mutual hallways and stairs, which are maintained for a small factoring fee (details on request). The building benefits from solar panels, which provide the energy for public spaces and a dedicated modern children's play park. Notably, the property is not overlooked.

This top-end apartment is pristine and perfect for a professional couple or for increasing your buy-to-let portfolio. Viewing is essential to appreciate the quality, condition and location.

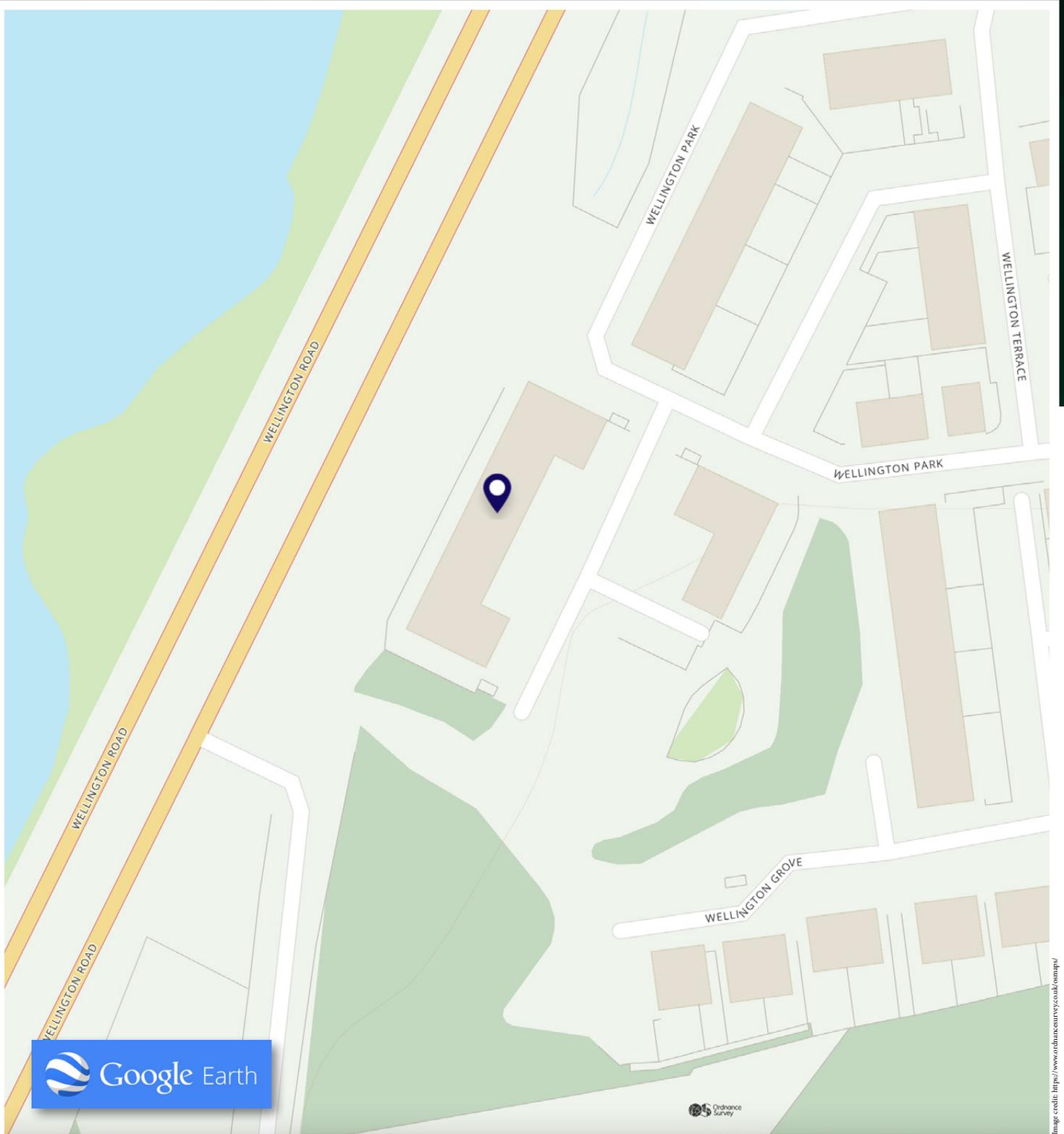




Cove Bay is a well-established and popular suburb situated to the south of the City Centre and ideally positioned for accessing the numerous businesses at Altens and Tullos and the expanding opportunities further south at Hillside and Portlethen. The recently opened AWPR (Aberdeen Western Peripheral Route) offers convenient commuting to all areas north and south. Excellent and frequent local transport links provide easy transportation into the city centre and surrounding areas. Cove has a fantastic range of local shops and community facilities, including children's nurseries, primary school, secondary school and local leisure facilities. The location is convenient and a short drive to the retail parks at the Bridge of Dee and Robert Gordon University.

Aberdeen provides all that one would expect from modern-day city living, including local shops—Pubs, restaurants, and galore - with fantastic theatres and cinemas to enjoy. You also have superb recreational and leisure facilities, all within easy reach and many 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 main East Coast Rail Network operates from Aberdeen, linking the central belt, the south and beyond.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
SCOTT MARSHALL
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.