

DUTHIE WARD



SOLICITORS



9 LOCHINCH PLACE, COVE, ABERDEEN FOUR BEDROOM EXECUTIVE DETACHED DWELLINGHOUSE

Accommodation: Ground Floor: Hall, Lounge, Dining Kitchen, Dining Room, Utility Room and W.c. Second Floor: Hall, Master Bedroom with En-suite Shower Room, three further Bedrooms and Bathroom. Loft. Full double glazing and gas central heating. All carpets, blinds, most fittings and hob and oven included. Integral Garage. Security alarm. Front garden. Large fully enclosed rear garden. Patio. Garden shed.

FIXED PRICE £280,000

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This is a beautifully presented four bedroom executive detached dwellinghouse in a lovely residential environment in the expanding village of Cove which is extremely well placed for access to all parts of Aberdeen.

The design of the house is ideal for modern family living. On the ground floor it has a central Hall and well proportioned Lounge to the front, and to the rear, the Dining Kitchen and Dining Room with bay window and French doors to the rear garden. Also downstairs are the w.c. and Utility Room.

Upstairs there are four Bedrooms including the Master Bedroom (with En-suite Shower Room) and Bedroom 3 to the front and Bedrooms 2 and 4 and the family Bathroom to the rear.

The front garden has a lockbloc drive to the integral Garage and to the rear is a large and fully enclosed garden with lawn, flower borders, patio and garden shed.

This is an ideal house for a family in very pleasant residential surroundings and is tastefully decorated and ready to move into.



HALL: 3.7m max x 2.2m (12'1 x 7'3) (Mid Front) uPVC double glazed entrance door. Panelled doors to Lounge, Dining Kitchen, Dining Room and W.c. Ceiling coving. Smoke alarm. Two ceiling lights. Dimmer light switches. Two power points. Central heating thermostat. Radiator. Karndean flooring.

W.C.: (Mid Right) Door from Hall and window to side. W.c. and wash-hand basin. Ceiling light. Wall mirror. Roller blind. Radiator. Karndean flooring.

Door to large understair cloak cupboard with hanging rail and electricity fuses. Ceiling light. Wall mirror. Fittings to remain. Roller blind. Radiator. Karndean flooring.

LOUNGE: 4.2m x 4m (13'11 x 13'1) (Front Right) A well proportioned room with angled doorway from Hall and window to front. Ceiling coving. Ceiling light fitting. Telephone point. TV aerial point. Sky TV. Eight power points. Dimmer light switch. Vertical blinds. Double radiator. Laminate flooring.

DINING KITCHEN: 4.6m max x 3.2m (15' x 10'7) (Rear Left) Door from Hall, large bay window to rear garden, door to Utility Room and fitted units to two walls.

Along main wall – worktop with stainless steel circular basin and drainer, base units, appliances spaces and wall units. Four ring stainless steel Zanussi gas hob and built-in stainless steel oven and extract hood.

To front wall – worktop with base units and wall units.

Ample space in window bay for dining table and chairs.

Ceramic tiling between worktops and wall units. Four ceiling downlighters and light fitting. Downlighters within wall units. Five power points. Fixed outlets for appliances. Vertical blinds. Double radiator. Floor vinyl.



DINING ROOM: 2.7m x 2.7m (8'10" x 8'10") (Rear Right) Door from Hall and French doors to rear garden. Ceiling coving. Ceiling light fitting. Six power points. Radiator. Fitted carpet.

UTILITY ROOM: 1.8m x 1.8m (5'9" x 5'10") (Rear Left) Door from Kitchen, door to integral Garage and part-glazed door to rear garden. Units with worktop and stainless steel sink, drawer and cupboard base unit, appliance spaces and wall units. Ceramic tiling. Central heating boiler. Central heating control panel. Ceiling light fitting. Double radiator. Floor vinyl.

From the main Hall, carpeted stairway to Upper Floor. Ornate pine balustrade and handrail. Control panel for wireless (internal) security alarm.

UPPER HALL: 6.1m max x 1.7m max (19'11" x 5'5") Panelled doors to four Bedrooms and Bathroom and panelled door to built-in cupboard (with insulated hot water cylinder and slatted shelving). Natural lighting from a side facing window. Ceiling coving. Smoke alarm. Ceiling light. Two power points. Double radiator. Fitted carpet. Hatch to loft.

MASTER BEDROOM 1: 5.3m max x 4m max (17'6" x 13'1") (Front Right) Door from Hall, door to En-Suite Shower Room and windows to front and side. Two double built-in wardrobes each with double panelled doors, hanging rail and fitted shelf. Ceiling coving. Ceiling light fitting. Telephone point. TV aerial point. Six power points. Vertical blinds. Radiator. Fitted carpet.

EN-SUITE SHOWER ROOM: 1.5m x 1.9m (4'10" x 6'5") (Mid Front) Door from Master Bedroom and window to front. Three piece suite including wash-hand basin and w.c. in fitted unit with concealed cistern. Double sized built-in shower with shower door and mains pressure shower operated via central heating. Ceramic tiling. Three ceiling downlighters. Extract fan. Fitted wall mirror. Shaver point. Roller blind. Radiator. Floor vinyl.

BEDROOM 2: 3.2m max x 3.2m max (10'7" x 10'4") (Rear Left) Double Bedroom with door from Hall and window to rear. Double doors to large built-in wardrobe with hanging rails and fitted shelf. Fitted shelf. Ceiling light. Dimmer switch. Vertical blinds. Radiator. Fitted carpet.

BEDROOM 3: 2.8m x 2.1m max (9'2" x 6'11") (Front Left) Angled doorway from Hall and window to front. Double doors to large built-in wardrobe with hanging rails and fitted shelves. Ceiling light. Four power points. Vertical blinds. Radiator. Fitted carpet.

BEDROOM 4: 3.3m max x 2.6m (10'9" x 8'6") (Rear Right) Door from Hall and window to rear. Double doors to built-in wardrobe with shelf and hanging rail. Ceiling light. Four power points. Vertical blinds. Fitted carpet.





BATHROOM: (Mid Rear) Panelled door from Hall and window to rear. Four piece suite (white) including wash-hand basin in fitted vanity unit and w.c. with concealed cistern. Shower tray in built-in shower enclosure (shower operated via central heating). Ceramic tiling above vanity unit and around bath. Extract fan. Ceiling light fitting. Downlighter. Roman blind.

GARAGE: Integral Garage with up-and-over door to front and door from Utility Room. Light and power. Work/storage area to rear.

OUTSIDE: To the front, a neatly kept garden with lawn, shrub bed, lockbloc drive to Garage, path to front entrance and path and gate to rear garden.

To the rear, large, fully enclosed garden. Lawn. Flower borders along side boundaries. Patio next to French doors from Dining Room. Garden shed (rear left) with window to side. External water tap.



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