



**24 Cassie Close Cove Bay, Aberdeen, AB12 3WE**

### Property Features

- We are delighted to present for sale this well-proportioned two-bedroom mid-terraced home, quietly situated within the ever-popular village of Cove

### Property Summary

Enjoying a convenient setting close to a range of local amenities and excellent transport links, the property offers an ideal opportunity for first-time buyers, young couples, or small families. The home is neutrally decorated throughout and benefits from uPVC double glazing and gas central heating providing a comfortable and practical living environment.

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The accommodation is laid out over two levels and comprises a welcoming entrance vestibule, a bright and spacious front-facing lounge, and a well-equipped fitted kitchen with direct access to the enclosed natural rear garden.

Upstairs, there are two generous double bedrooms, one with a built-in mirrored wardrobe, along with a modern fitted bathroom.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

#### **Features**

- Garden
- On street parking
- Off street parking

#### **Accommodation comprises:-**

##### **(Ground Floor)**

Lounge: 4.88m x 3.66m (16' x 12') approx.

Dinning Kitchen: 3.66m x 2.44m (12' x 8') approx.

##### **(First Floor)**

Bedroom 1: 3.05m x 2.74m (10' x 9') approx.

Bedroom 2: 3.66m x 2.13m (12' x 7') approx.

Bathroom

##### **(Outside)**

Externally, parking out front for convenience and to the rear the garden has a patio areas, ideal for outdoor enjoyment.

## Map

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