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GREENARBOUR, COVE, AB12 3NQ



**Charming Two Public/Three Bedroomed
Detached Dwellinghouse with Garage**

OFFERS OVER
£260,000

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Accommodation Overview

Kitchen, Hall, Lounge, Conservatory, Dining Room/Bedroom, Conservatory, Wet Room with Sauna. Upstairs: Three Double Bedrooms, Bathroom. Garage with Utility Room. Gardens.

Rarely does the opportunity arise to acquire such a desirable family home as this located in the popular coastal suburb of Cove. This charming two public/three bedroomed dwellinghouse with spacious garage and fantastic views over the sea, with coastal path starting around the corner, offers an excellent level of accommodation over two floors. The entrance door leads to a spacious and full of character kitchen with exposed stone walls and fitted with solid wood units with an attractive island in the middle. Situated to the rear is the hallway accessing the spacious dining room/bedroom with bay window overlooking the south facing garden and to the lounge again with bay window and fireplace with log burner stove creating a cosy ambiance. From here access is given to the conservatory with amazing views over the sea, the additional conservatory is off the main door with enjoyable outlook over the garden grounds and the elegant wet room with home sauna completes the accommodation on this level. On the upper floor there is three double bedrooms each well proportioned and decorated in their own unique style and a convenient family bathroom completes the layout. The property benefits from double glazing, oil central heating and enjoys a lovely mature walled garden. Early viewing is highly recommended.



Kitchen

5.29m x 4.00m (17'3" x 13'2") approx.

Entered via solid wooden door this spacious and cosy kitchen is fitted with an extensive range of wall and base solid wood units with contrasting worktop providing ample work surface and incorporating Belfast sink with mixer tap and tiled splashback. The appliances include Range cooker, under counter fridge and freezer and there is a space for dishwasher. The beautiful stone walls, exposed beams and an island with attractive light fitting above create a charming cosy atmosphere. Slate tiles on floor. Windows to front with sea views as well as to the rear. Access to under stairs storage/pantry.

Hall

Situated to the rear is the carpeted hallway with solid wood panelling to dado height, giving access to lounge, dining room/bedroom and main door accessing the second small conservatory.

Conservatory

A perfect spot to unwind and relax, with beautiful views and French doors to the garden.

Lounge

5.31m x 3.84m (17'4" x 12'6") approx.

The well proportioned lounge with bay window and beautiful fireplace with exposed stone and log burner stove is decorated in muted colour palate and provides ample space for freestanding furniture. Access to the conservatory. Carpet flooring.



Conservatory

4.5m x 2.73m (14'8" x 9'0") approx.

With stunning views over the sea and sliding doors leading to the garden. Tiled flooring.

Bedroom/Dining Room

4.15m x 3.65m (13'6" x 12'0") approx.

Another well proportioned room decorated in blue tones with laminate flooring and bay window overlooking the garden. Convenient storage cupboard.

Wet Room

3.50m x 2.11m (11'4" X 6'9") approx.

This fully tiled elegant wet room with walk-in shower area with rainfall shower head above is fitted with wash hand basin and w.c. and has a fantastic sauna ideal for home spa treatment after a long day. Opaque window. Underfloor heating.

Upper Hall

A carpeted stair leads to the upper floor with velux window in the mid landing area.



Main Bedroom

4.00m x 3.67m (13'2" x 12'0") approx.

With large window overlooking the sea and pretty cast iron fireplace located on the wall with feature wallpaper. The drawer set will be included in the sale. Carpet flooring.

Bedroom 2

3.89m x 3.79m (12'7" x 12'4") approx.

Great sized double bedroom with large windows flooding the room with natural light. Decorated in white tones with painted exposed floor boards.

Bedroom 3

3.95m x 3.83m (13'0" x 12'6") approx.

Another good sized double bedroom overlooking the gardens and decorated in grey décor with feature contrasting wall. Laminate flooring.

Bathroom

1.71m x 1.54m (5'6" x 5'0") approx.

Fitted with three piece suite comprising bath, wash hand basin and w.c. Tiled to dado height. Opaque window. Tiled flooring.



Outside

The mature walled south facing garden grounds with open outlook towards the sea are mainly laid to lawn with trees, shrubs and borders. The detached **Garage (5.80m x 4.30m (19'1" x 14'11") approx.)** has convenient **Utility Area (3.60m x 2.00m (11'8" x 6'6") approx.)** housing boiler and fitted with base and wall units, sink and space for washing machine. Tumbler drier to remain. Adjacent to the utility area is the outdoor w.c.

Location

Cove is a delightful coastal village situated to the south of Aberdeen with regular public transport readily available. The area also offers easy access to the industrial estates at Altens, Tullos and Portlethen. A wide range of amenities can be found within the village itself including several local shops, community centre and library. Schooling at primary level is also catered for within the village and secondary education is close by.

Notes

Oil central heating. Double glazing. EPC=F. All fitted flooring, window dressings and light fittings except for Bedroom 2, kitchen appliances and some furniture will be included in the sale.

Additional Information

Worth mentioning is that the house holds a rich history with its fair share of intriguing stories. In 1872, Mrs. White, who also served as a Mother Superior, established a school for orphans within the house's walls. The bell that once called the orphans to their lessons is still at the property. The property also had an eclectic array of occupants in the past, among them, the nanny entrusted with the care of the Tsar of Russia's children who took residence here during Russia's revolution. Local tale also suggests that one of the cave's passages was believed to lead directly to the heart of Greenarbour.

Viewing

Please telephone 07396 590642 or the Selling Agent's Aberdeen office.

Office Reference: WDB/Aberdeen

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