

# 20 Loirston Crescent

COVE BAY, ABERDEEN, AB12 3HH



*Two-bedroom end terrace family home in  
a cul-de-sac location in Cove Bay*



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Number 20 Loirston Crescent, is located at the end of a quiet cul-de-sac location and this two-bedroom end terrace property has been maintained by the previous owners during their long tenure, further benefitting from full double glazing and gas central heating and decorated in a fresh neutral tone. A must-view to fully appreciate the location and potential that this family home offers, a fantastic first-time purchase or a superb buy-to-let investment.

# THE LOUNGE



You enter the property onto a porch which then leads to all other accommodation. The family lounge is flooded with natural light from the large picture window overlooking the front garden.

# THE KITCHEN



The dining kitchen is fitted with a range of base and wall-mounted units with contrasting worktops, with ample space for a multitude of stand-alone appliances, and also allows access to the rear garden and stone patio area.





Climbing the stairs, from the lounge to the first-floor landing you will find two double bedrooms and a centrally located family bathroom, which also has a shower over the bath. In addition, there are ample storage cupboards on the upper floor.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Externally the front garden is laid to decorative stone chip with stone paving slabs allowing off-road parking, access to the rear garden is from the kitchen or via a gated pathway at the side of the property.

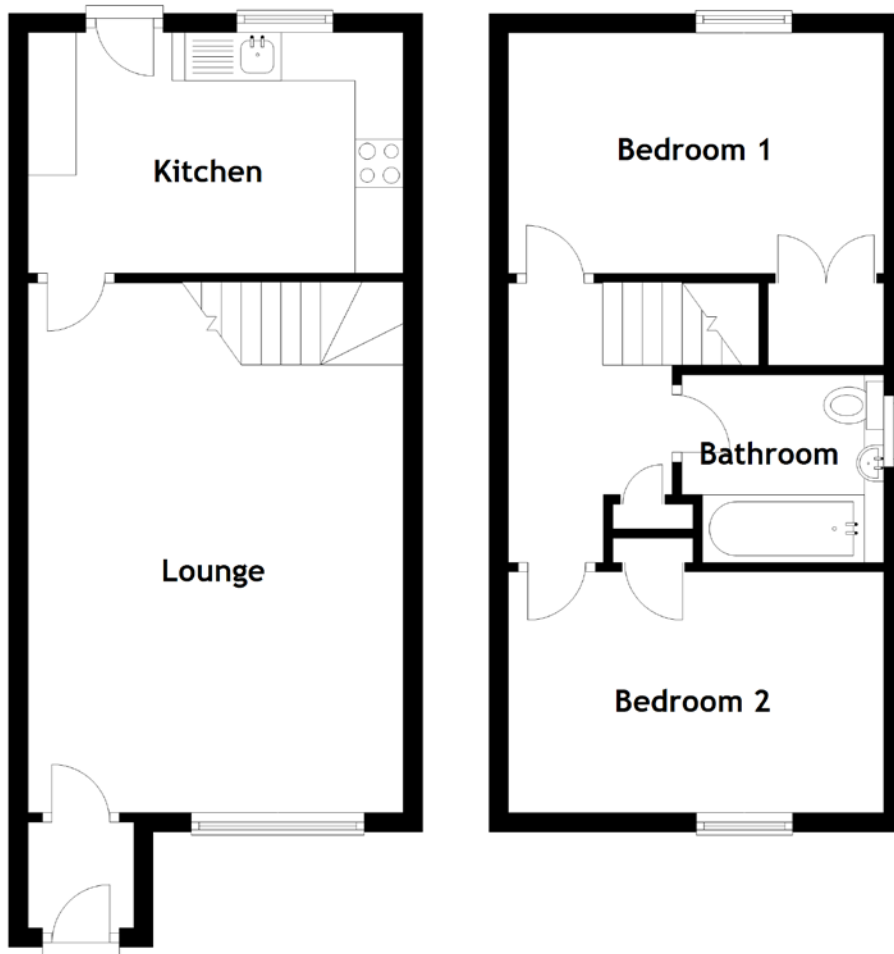
The rear garden has a high perimeter fence which makes the garden quite private with borders containing a mixture of mature plants, shrubs and seasonal flowers. Laid mostly on a lawn with an extensive patio area which is perfect for entertaining some alfresco dining and enjoying the sun, also providing a safe environment for children and pets alike.

At the end of the cul-de-sac, there is additional allocated parking for local residents in a private car park.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

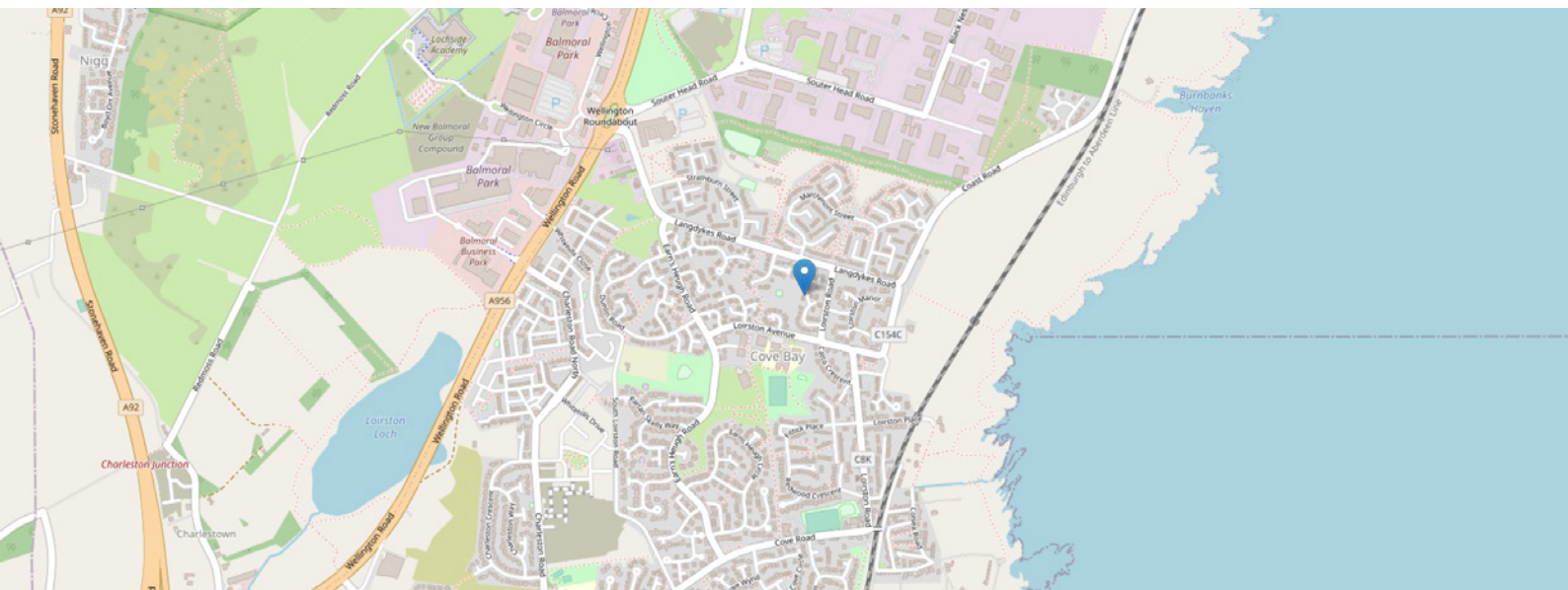


Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.90m (12'10")
Kitchen	3.90m (12'10") x 2.50m (8'2")
Bedroom 1	3.90m (12'10") x 2.50m (8'2")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
EPC Rating: C

Extras: Included in the sale of this property will be all fitted floor coverings, curtains, blinds, light fittings and shades.





# THE LOCATION

Cove Bay is a well-established and popular suburb situated to the 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 some 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 East Coast Rail Network operates from Aberdeen, linking the central belt, the south and beyond.



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