



LUXURY HOMES COLLECTION

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FISHING STATION HOUSE *COVE, AB12 3WN*







Fishing station House

The property occupies a highly desirable location amidst extensive gardens stretching to approximately 2 acres of grassed garden grounds with uninterrupted panoramic views over the North sea. The property also has ownership to an area of cliff top and beach below.

Over the years the original house has under gone extensive alteration and extension providing a highly individual architecturally designed family home with an abundance of attractive features throughout the distinctive design and layout.

Cove Bay is a suburb on the south-east edge of Aberdeen. Though simply referred to as Cove, in the 19th and early 20th centuries it was known as the Cove, becoming Cove Bay around the turn of the century.

Cove is a popular residential location owing to its village-like status and the nearby Altens and Tullos Industrial Estates, affording ample employment opportunities; in turn there is a quick and easy access to the A90.

Offers Over £540,000





Entrance Hall

2.12m x 1.87 (6'11" x 6'1")

A glazed door giving access to the hall. cupboard to one side and door leading to the lounge.

Lounge

8.30m x 6.63 (27'2" x 21'9")

A south facing Lounge with a full height "V" shaped window feature commanding panoramic views over the North sea. Open plan staircase leads to a second family lounge. The lounge is open plan to the dining area with a feature mezzanine floor.

Dining Area

4.61m x 3.63 (15'1" x 11'10")

A spacious dining area with breakfast bar overlooking the Kitchen.

Kitchen

3.94m x 3.87m (12'11" x 12'8")

A well designed luxury kitchen with a wide range of cupboards and fitted white goods. Door to rear leading of to a barbecue area.

Inner Hall

3.20m x 1.0m (10'5" x 3'3")

The hallway is accessed from the dining area leading to the family bathroom and bedroom accommodation.

Master Bedroom

5.40m x 3.10m (17'8" x 10'2")

A bright and spacious master bedroom with built-in wardrobe and en-suite shower room.

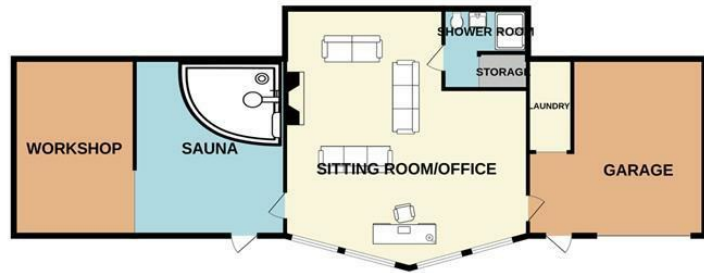
En-Suite Shower Room

1.97m x 1.83m (6'5" x 6'0")

Tastefully designed shower room comprising WC, wash basin and shower cubicle.



BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2

2.96m x 2.78m (9'8" x 9'1")

A generous sized double bedroom with wardrobe facility and a patio door feature overlooking the rear garden.

Bedroom 3

3.81m x 2.96 (12'5" x 9'8")

A single bedroom with window to the rear cupboard to one side.

Family Bathroom

2.73m x 1.57m (8'11" x 5'1")

A well designed family bathroom with WC, wash basin and shower cubicle.

Sitting Room /Bedroom 4

6.41m x 4.43m (21'0" x 14'6")

The room is accessed from the lounge via an attractive open plan staircase. A full height "V" shaped window commanding uninterrupted views over the North sea with additional skylight windows to the ceiling. A highly adaptable room currently being used as a bedroom having the benefit of an adjoining en-suite shower room.

En-Suite

3.86m x 1.88m (12'7" x 6'2")

The shower room comprises WC, wash basin and shower cubicle with window feature to the side. There is an open narrow pathway leading to the attic storage areas.

Garage/Work Shop

The garage is located on the basement level also having a laundry area. A door to one side leads to a spacious workshop area and to the opposite side door leads to an additional lounge / office room.

Lower Lounge/ Office

7.19m x 6.73m (23'7" x 22'0")

A spacious additional family lounge. An adaptable apartment that could be used as a games room and currently for office use. Feature south-facing window with an attractive stone-built chimney breast with open fire. Door leads to the shower room and to opposite side to the garage. A staircase leads to the main Lounge.

Shower Room

2.3m x 1.89m (7'6" x 6'2")

The shower room comprises WC, wash basin and shower cubicle also a recessed storage area.

Adjoining Bothy

The former fishermen's bothy has been modernised over the years to accommodate an entrance hallway, open plan lounge and kitchen, 2 bedrooms and a shower room. Enclosed garden with hot tub. The Bothy is currently used as a holiday let.

Hallway

2.10m x 1.73m (6'10" x 5'8")

Accessed from the side of the property. Hall leads to the shower room and lounge.

Lounge

4.11m x 2.98m (13'5" x 9'9")

A bright south facing room with open plan modern fitted kitchen. The two bedrooms are accessed from the lounge.

Open Plan Kitchen

2.97m x 1.54m (9'8" x 3'3", 177'1")

Open plan to lounge with a good range of modern fitted units. South facing window feature to the front.

Bedroom 1

2.93m x 1.54m (9'7" x 5'0")

A good-sized double bedroom with window overlooking the rear garden.

Bedroom 2

2.93m x 1.75 (9'7" x 5'8")

A single bedroom with window to the rear.

Outbuilding

16.80m x 6.40m (55'1" x 20'11")

A large detached unit within the grounds of the property. was the family business having a showroom, office and workshop areas.

2nd Outbuilding / Workshop

The former winch room to haul up the salmon fishing nets. Its unit now ideally used for tools and gardening materials.

Viewing

Viewing by appointment. Please call your local Estate Agent, Ken Anderson at AMAZING RESULTS!™ to see this property today. 07585 184793. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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