

FOR SALE



Earns Heugh Circle, Aberdeen

3 Bedrooms, 1 Bathroom, Detached Bungalow

Offers Over £208,000


MARTIN&CO



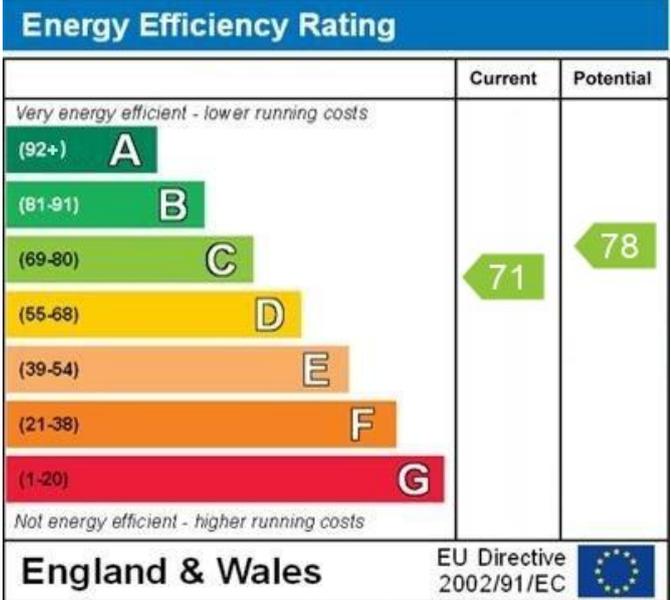
- Video walk-through - Click on link above
- Ideal Family Home
- Ideal First Time Buyer Opportunity
- Detached House
- Excellent transport links
- Sought After Area
- LARN1905074

Hop on Down to Earns Heugh Circle, a well-positioned three-bedroom detached home offering comfortable family living in the sought-after coastal suburb of Cove Bay. The property is ideally situated for Tullos Industrial Estate. Easy access is obtained to North of the city and there is a good public transport system available giving access to many other areas of the city. This property is ideal for family living.

This established neighbourhood is known for its strong community feel and convenient access to a wide range of local amenities, including primary schooling, shops, healthcare facilities, and leisure options. Excellent transport links provide easy access to Aberdeen City Centre, business parks to the south of the city, and the AWPR, making it an ideal location for commuters.

Residents also benefit from nearby coastal walks, green spaces, and recreational facilities, offering the perfect balance between city convenience and relaxed suburban living. This attractive detached property presents an excellent opportunity for families and professionals alike seeking a well-connected home in a desirable and family-friendly area.

- Closest primary school: Loirston School
- Closest secondary school: Lochside Academy
- Closest GP: Kincorth Medical Practice
- Closest hospital: Rehabilitation Hospital





LOUNGE This beautifully presented living room offers a perfect blend of comfort, space, and natural light. A large picture window floods the room with sunlight. The room's generous proportions comfortably accommodate a variety of seating arrangements, perfect for relaxed family living or more formal entertaining.

KITCHEN Bright, stylish, and beautifully balanced, this kitchen offers a warm and welcoming heart to the home. Natural wood wall and base units provide generous storage while bringing warmth and character to the space. Designed with functionality in mind.

DINING ROOM This inviting area offers a comfortable and well-proportioned space, perfectly suited to accommodate a dining table and four chairs with ease - ideal for everyday meals and relaxed entertaining.

BEDROOM 1 This spacious double bedroom offers a comfortable and well-designed retreat, combining practicality with style. Thoughtfully arranged and well-proportioned, this bedroom is ideal for those seeking both comfort and functionality.

BEDROOM 2 This versatile second bedroom offers flexible accommodation, ideal for use as either a comfortable single room or a well-proportioned double. There is ample space for free-standing furniture,



allowing the room to be styled and arranged to suit individual needs. Practical and adaptable, this room is perfect as a guest bedroom, child's room, or home office depending on your requirements.

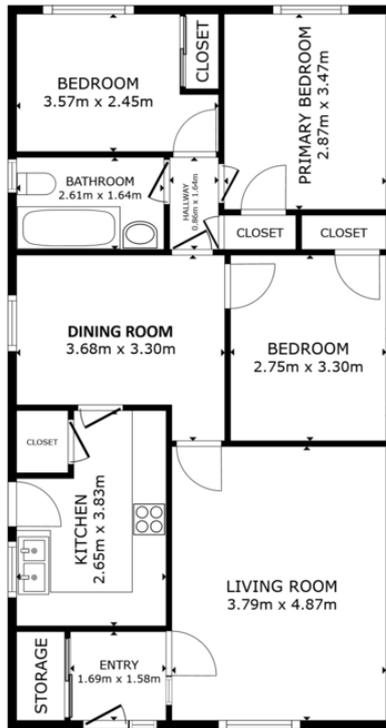
BEDROOM 3 This generously proportioned double bedroom provides a bright and inviting space, ideal for relaxation and comfort. There is ample room for freestanding furniture, allowing for flexible layout options and plenty of storage solutions.

BATHROOM This property benefits from a well-presented and professionally finished white three-piece bathroom suite, offering a clean and contemporary aesthetic suited to a range of interior styles.

GARAGE This well-constructed single garage features a durable flat roof design and a reliable manual up-and-over door, providing secure and practical storage for one vehicle or additional household items.

GARDEN The property benefits from a well-maintained and fully enclosed rear garden, offering a private and secure outdoor space ideal for both relaxation and entertaining. To the front, there is a small, neatly presented grassed area which enhances the property's kerb appeal while remaining low maintenance in design.





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 82.1 m²
 TOTAL : 82.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

