



15 Harbour Street, Cruden Bay, Peterhead, Aberdeenshire AB42 0NB

Offers over £169,500

TWO BEDROOM RECENTLY UPGRADED MID TERRACED DWELLINGHOUSE, WITH
GARDEN LEADING TO THE BEACH TO FRONT

Stronachs

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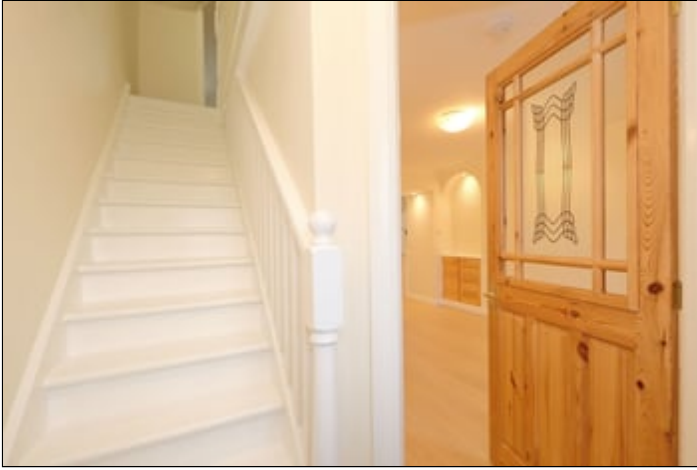
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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this TWO BEDROOM MID TERRACED DWELLINGHOUSE, overlooking the beach at Cruden Bay, with garden to the front allowing direct access to same. Recently upgraded throughout, this super light and airy home is located, as the name suggests, close to the harbour area. Benefiting from gas central heating and double glazing, the accommodation comprises, on the ground floor: Entrance Vestibule with staircase to upper floor; Lounge with open access to the modern Kitchen; and Bathroom. The Master Bedroom, with En-Suite Shower Room, allows exceptional views, and there is a Single Bedroom to rear completing the accommodation on the upper floor. Opposite the property, the generous garden is divided into three parts, an area which is gravelled to allow for off-street parking, a further gravel and lawn area, with fence and gate leading to the remaining garden, which has a private slabbed area and lawn extending down towards the beach. This would be an ideal spot, on obtaining any necessary Planning Permissions, for a summer house or something similar.

Cruden Bay is known for its beautiful beach, golf course, the dramatic Slains Castle and outstanding wildlife as well as local restaurants, shops and primary school. It is ideally located for access to Aberdeen, aided by the AWPR, and also Peterhead and Fraserburgh. There is a regular bus service also.

ENTRANCE VESTIBULE



Entered via part glazed door to the front, the flooring is laminate which continues through to the Lounge. Matwell. Painted solid wooden staircase to the upper floor landing and Bedrooms. Ceiling light fitting and central heating radiator.

LOUNGE 14' 0" X 14' 0" (4.27M X 4.27M)



Light and airy Lounge with window to front, accessed via part etched glass door from the Entrance Vestibule. Freshly decorated in neutral tones and laid with laminate, there are two arches recesses to either side of the chimney breast, which have inset downlights and low level storage cupboards. Ceiling and two further wall lights, central heating radiator, television and telephone point. Understairs store cupboard with louvre doors. Open access to Kitchen.

KITCHEN 7' 8" X 6' 10" (2.34M X 2.08M)



Fitted with a modern range of base and wall units, with complementing splashback. Again freshly decorated, with window to rear, the integrated appliances include electric oven with gas job and extractor over, fridge, and washing machine. Inset sink and drainer with mixer tap. Ceiling light fitting and central heating radiator.

BATHROOM 9' 4" X 5' 6" (2.84M X 1.68M)



Sleek modern Bathroom, fitted with wash hand basin, toilet pedestal and bath with shower over. Partially aqua panelled, there are inset downlighters and extractor fan. Two recesses have downlighters within, and there is a window to the rear providing natural light.

UPPER FLOOR



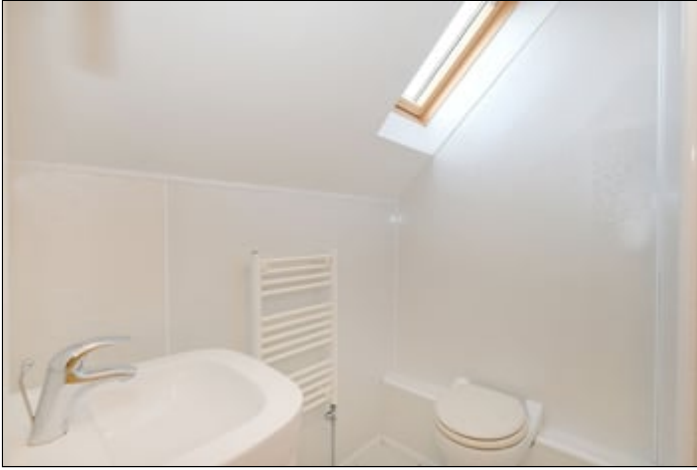
A painted wooden staircase allows access from the vestibule to the upper floor accommodation. Ceiling light fitting and solar light over staircase.

MASTER BEDROOM 14' 4" X 9' 7" (4.37M X 2.92M)



The Master Bedroom allows superb views across the sea to the front, an ever changing view. Neutrally decorated, an attractive feature are the open ceiling beams which have uplighters attached, combining with wall lights to create a light airy room. Central heating radiator. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM



Fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and shower cabinet. Aqua panelled with tiled flooring, natural light comes from a velux window to front. Inset downlighters, shaver point and ladder style radiator.

BEDROOM 2 13' 7" X 5' 5" (4.14M X 1.65M)



Versatile second Bedroom to the rear of the property, equally suited for use as a large Home Office. A window to the rear and velux window to the side bathe the room in natural light. Feature recessed display area. Cupboard housing new central heating boiler. Ceiling light fitting and central heating radiator.

EXTERNAL



Opposite the property to the front is a superb garden currently divided into sections, firstly to allow off street parking for one vehicle on gravel space, with steps down to a further area which as been laid to bark. with some planting boxes. A fence and gate hides a slabbed patio area which enjoys great privacy. The rest of the garden is laid to lawn and leads directly down to the beach. This space is ideal, and would be perfect for a summer house or similar, provided any necessary Permissions are obtained. The antique ironmongery in the garden is to remain.

VIEWS



EXTRAS

The property is to be sold as seen to include all integrated appliances in the Kitchen and the usual fixtures and fittings in the Bathroom and En-Suite. The antique ironmongery in the garden is to remain.

WHAT3WORDS LOCATION

///emporium.hints.supposing

COUNCIL TAX BAND - B

EPC BANDING -



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