



104 Braehead Drive, Cruden Bay, Peterhead,
Aberdeenshire AB42 0NW

Offers over £244,950

DECEPTIVELY SPACIOUS THREE BEDROOM, TWO/THREE PUBLIC ROOM DETACHED
BUNGALOW IN A GENEROUS PLOT WITH LOVELY OPEN VIEWS TO THE REAR

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this DECEPTIVELY SPACIOUS THREE BEDROOM, TWO/THREE PUBLIC ROOM DETACHED BUNGALOW. Situated in the popular coastal town of Cruden Bay, this much loved home is presented in excellent order throughout, with a wealth of storage available, off-street parking for numerous vehicles, and garaging with workshops. Benefiting from gas central heating and full double glazing, the accommodation comprises: Entrance Vestibule; Inner Hall; light and airy Lounge; Kitchen/Dining Room on open plan with Porch off; Master Bedroom with En-Suite; Conservatory; Family Bathroom and two further generous Bedrooms with excellent storage available. There is also a sizeable Loft providing even further excellent storage. Enjoying an elevated position, the property provides fabulous open views to the rear and around towards the sea. The gardens are well looking after with lawns, borders with bedding plants, generous and open patio area and sizeable shed. This is a fantastic opportunity to buy a family sized home all on one level, in a lovely area.

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 AND HALL



The vestibule is accessed by part glazed upvc door with side panels. Ceiling light fitting, matwell and meter cupboard. Hatch to Loft space. The Hall provides access to the remaining accommodation and has two central heating radiators, three ceiling lights, smoke alarm and telephone point. Please note the recessed artwork is being removed by our client.

LOUNGE 14' 7" X 13' 2" (4.45M X 4.01M)



Accessed via part glazed door from Hall, the spacious light and airy Lounge with picture window to the front, decorated in neutral tones with partial wall panelling and complementing carpeting. There is a fitted wall to wall display unit with lighting housing the television. Ceiling light fitting with dimmer control, ceiling rose and cornicing. Central heating radiator with fretwork cover. Feature gas coal effect fire in surround. Television point.

KITCHEN/DINING ROOM 18' 5" X 13' 1" (5.61M X 3.99M)



This generous room is accessed via glazed double doors from the Hall and laid with quality flooring. The Kitchen is fitted with a modern range of wall and base units with breakfast island, complementing work surfaces, inset downlighters, wine rack and tiled splashback. The corner units have been designed to maximise on space with rotating storage. Inset sink and drainer with mixer tap below window to rear. Space for fridge/freezer. The integrated appliances include oven, hob and extractor hood, washing machine and dishwasher. Inset downlighters, central heating radiator and matwell. The Dining Area is on open plan with the Kitchen, with ample room for large dining table and chairs, with window to side providing additional natural light. Part glazed door to Porch.

PORCH



Accessed from the Kitchen, with windows to side and rear, and upvc door to front. Matwell and ceiling light fitting.

STORE

Housing the central heating system, with ceiling light fitting and door leading to the garden. Loft hatch with Ramsay ladder access to the fully floored Loft.

FAMILY BATHROOM 13' 1" X 10' 2" (3.99M X 3.10M)



Fully tiled and fitted with a four piece suite comprising wash hand basin in vanity, toilet pedestal, bath and shower cabinet. Inset downlighters and ladder style radiator. Window to rear providing natural light.

MASTER BEDROOM 15' 1" X 9' 5" (4.60M X 2.87M)



Large Master Bedroom to the rear, with generous fitted wardrobes allowing excellent hanging and shelf storage. Ceiling light fitting, vertical central heating radiator and laid with laminate flooring. A door leads to the Dressing Room. and there another door to the En-Suite. Glazed patio doors allow borrowed light from the Conservatory.

DRESSING ROOM 9' 0" X 4' 2" (2.74M X 1.27M)

With two ceiling light fittings and shelving, this versatile space would be ideally suited as a Dressing Room.

EN-SUITE 7' 2" X 6' 0" (2.18M X 1.83M)



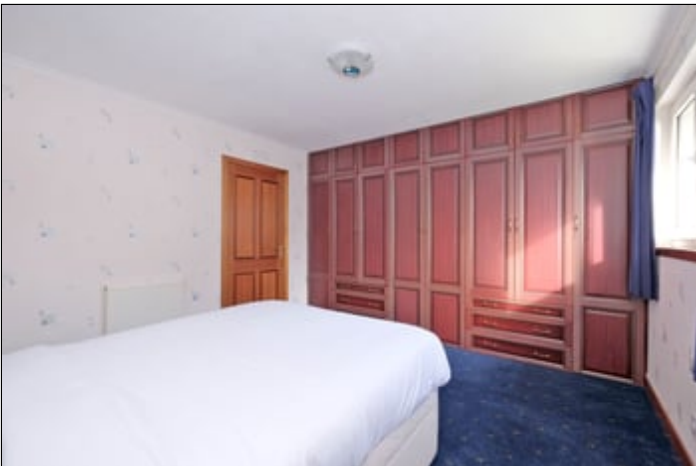
Fully tiled and fitted with a three piece suite comprising wash hand basin in vanity, toilet pedestal and walk in shower. There are inset downlighters within the vanity as well as the ceiling. Extractor fan and chrome ladder style radiator.

CONSERVATORY 11' 7" X 11' 0" (3.53M X 3.35M)



Accessed via glazed double doors from the Master Bedroom, this super addition to the original house is bathed in natural light from the bank of surrounding windows, with glazed door allowing access to the garden. Ceiling light with fan fixture, and electric heater.

BEDROOM 2 11' 9" X 11' 8" (3.58M X 3.56M)



This spacious Double Bedroom has a large window to side and fantastic wall to wall fitted wardrobes allowing excellent hanging and shelf storage. Ceiling light fitting and central heating radiator.

BEDROOM 3 11' 9" X 11' 0" (3.58M X 3.35M)



Third large Double Bedroom to the front of the property, laid with laminate flooring and again benefitting from super wall to wall storage. Ceiling light fitting and central heating radiator.

EXTERNAL



The property sits in a large plot, with gardens to front, side and rear. The garden to the side and front is mainly laid to lawn, with the remainder laid to locbloc. This allows off street parking for numerous vehicles and leads to the Garages and Workshop. There are fabulous open views to the rear of the property and a large patio area. The sizeable garden shed is to remain.

DOUBLE GARAGE 20' 5" X 16' 4" (6.22M X 4.98M)



Large Double Garage with up and over door to front and windows to both side and rear. Benefitting from power and light there is ample room for parking and working on vehicles. Access can be taken to the WORKSHOP (12' 0" x 8' 0" (3.66m x 2.44m) which again has power and light and is kitted out with work benches etc.

There is a further store to the front, measuring 8' 0" x 6' 5" (2.44m x 1.96m), again with power and light. These are fantastic for a keen mechanic/car enthusiast.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the white goods in the Kitchen; the usual fixtures and fittings in the Bathroom and En-Suite, and the garden shed.

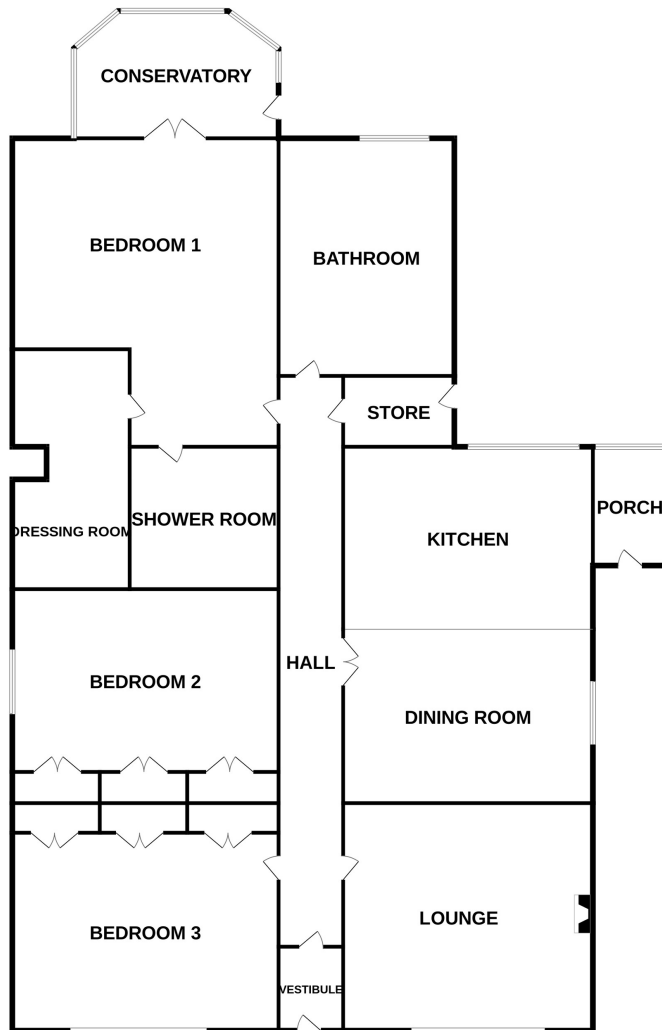
WHATTHREE WORDS LOCATION

///eagle.suppose.fulfilled

COUNCIL TAX BAND - D

EPC BANDING -

GROUND 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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