



Windyhill, Whinnyfold, Cruden Bay AB42 0QH

Offers over £300,000

FOUR BEDROOM ECO FRIENDLY DETACHED BUNGALOW IN A GENEROUS PLOT, WITH
OUTSTANDING VIEWS OVER CRUDEN BAY AND SLAINS CASTLE

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this super FOUR BEDROOM ECO FRIENDLY DETACHED BUNGALOW, enjoying an elevated position with outstanding views over Cruden Bay and towards Slains Castle. Set in a generous plot, this much loved home benefits from Air Source Heat Pump system, with solar panels on a feed in tariff and export payments for supplying electricity to the National Grid. The accommodation comprises: Entrance Vestibule; spacious Reception Hall; lovely Lounge with picture window to rear; formal Dining Room; Sun Room; Kitchen/Dining Room with Utility Off; Master Bedroom with built-in shower; three further Bedrooms; Bathroom; and Cloakroom. There is a lengthy Integral Garage and the property has superb surrounding grounds. With fabulous open views the well maintained gardens offer a riot of colour in the spring/summer months and there is a cosy Summerhouse within the gardens.

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. A local bus service provides transport to the local schools in Cruden Bay. Newburgh, a popular nature reserve and well known breeding ground for seals and a variety of nesting birds, is within a short drive from the property.

ENTRANCE VESTIBULE & RECEPTION HALL



Accessed via part glazed door to front with glazed side panel. Ceiling light fitting and further part glazed door with glazed side panel leading to the RECEPTION HALL . This generous space is laid with quality parquet flooring, with eyeball ceiling spotlights, central heating radiator, and smoke alarm. A hatch with Ramsay ladder provides access to the part floored and shelved Loft space with lighting.

LOUNGE 18' 5" X 14' 6" (5.61M X 4.42M)



With windows to both side and rear providing superb views over to Cruden Bay and Slains Castle, this room is bathed in natural light and laid with quality parquet wooden flooring. A wood burning stove creates a warm environment. Eyeball ceiling spotlights and wall lights, two central heating radiators, and television point, aerial and satellite connections. Glazed door with glazed side panel leads to the Reception Hall.

KITCHEN/DINING ROOM 18' 7" X 10' 0" (5.66M X 3.05M)



This open plan room has a window to the rear allowing super views. Accessed via sliding door from the Reception Hall, the Kitchen is fitted with wooden wall and base units, with breakfast bar, and complementing work surfaces. A focal point of the room is the large electric AGA which of course provides abundant heat as well as cooking facilities. The remaining appliances include hob and dishwasher. Inset sink and mixer tap. Inset downlighters, television and telephone points, and central heating radiator. There is ample space in the Dining area for table and chairs. A part glazed sliding door leads to the Utility Room.

UTILITY ROOM 10' 2" X 5' 2" (3.10M X 1.57M)



This handy Utility Room has storage cupboards with sink below window to the rear, the larder fridge and washing machine are to remain which were bought as new in 2024. Inset downlighter and matwell. A part glazed door provides access to the garden, and there is another door providing access to the Integral

Garage.

DINING ROOM 13' 7" X 10' 0" (4.14M X 3.05M)



Welcoming Dining Room with serving hatch to the Kitchen, and glazed sliding patio door to the Sun room. There is ample room for dining table and chairs. Ceiling light fitting and central heating radiator.

SUNROOM 9' 3" X 8' 3" (2.82M X 2.51M)



A lovely addition to this already spacious home, the Sunroom is bathed in natural light. Tiled floor. Electric panel convector heater and wall light.

MASTER BEDROOM 12' 0" X 11' 11" (3.66M X 3.63M)



Again situated to the rear of the property and benefiting from the fabulous views, this Double Bedroom has fitted wardrobes, bedside cabinets and wooden headboard. There is also a built-in shower cubicle. Ceiling and wall light fittings. Electric towel radiator.

BEDROOM 2 13' 9" X 10' 2" (4.19M X 3.10M)



Again rear facing, and laid with Amtico flooring. Ceiling and wall lights, satellite connection and telephone/router socket and central heating radiator.

BEDROOM 3 13' 9" X 10' 8" (4.19M X 3.25M)



This large Double Bedroom has windows to both the side and front, flooding the room with natural light. The bespoke la Grange Camille furniture in this room is to remain. Ceiling and wall light fittings, central heating radiator.

BATHROOM 10' 4" X 7' 3" (3.15M X 2.21M)



Accessed via sliding door from the Reception Hall, the fully tiled Bathroom is fitted with a four piece suite comprising wash hand basin, toilet pedestal, corner shower and free standing bath. A window to front allows natural light. Built-in airing cupboard. Inset downlighters, chrome ladder style dual fuel radiator and underfloor heating.

BEDROOM 4 10' 4" X 8' 9" (3.15M X 2.67M)



This versatile room is currently fitted with twin wash hand basins and benefits from large Nolte wardrobe with sliding mirror and frosted glass doors, which is to remain. allowing hanging and shelf storage. Window to front. Ceiling light fitting and central heating radiator.

CLOAKROOM 8' 0" X 3' 0" (2.44M X 0.91M)



Fully tiled and fitted with a two piece suite comprising wash hand basin and toilet pedestal, with sliding door access. Window to front, chrome ladder style dual fuel radiator, inset downlighters and underfloor heating.

GARAGE 26' 0" X 10' 7" (7.92M X 3.23M)

The Garage has integral access from the Utility Room and remotely operated up and over door to the front which was replaced in January 2025 and has a 10 year guarantee. This generous space has two windows to the side, electric vehicle charging point and a water tap. Part of The Heat Pump system, tumble dryer and upright freezer are also housed here and they are to remain.

EXTERNAL



Nestled in a sizeable plot, a sweeping driveway with entrance and exit points allows off street parking and leads to the Garage. The garden is well maintained with a number of sheltered areas, and lots of mature shrubs and plants. There is a Summer House 7' 9" x 5' 5" (2.36m x 1.65m) within the front garden also. To the rear, the fully enclosed garden is laid mainly to lawn with a vast array of mature plants and shrubs including honeysuckle, scented shrub roses and hydrangea allowing a riot of colour in the summer months, a flourishing vegetable patch and dedicated wild flower borders. The views from the rear garden are simply beautiful, with views over Cruden Bay, the beach, and of course Slains Castle. There is a generous slabbed patio immediately to the rear of the house, with purpose built seating area and raised bed.

EXTERNAL CONTINUED



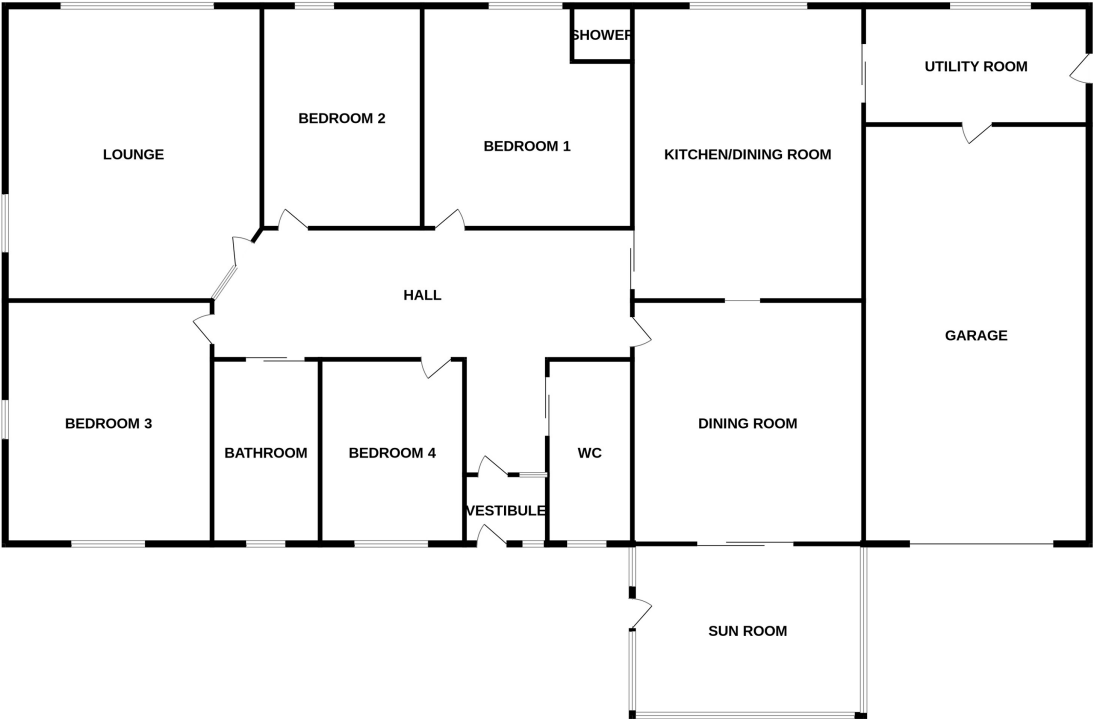
EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the washing machine and fridge in the Utility, the AGA, the freezer and tumble drier, the furniture in Bedroom 3, the Nolte wardrobe in Bedroom 4, the furniture in the sunroom, the furniture in summer house, the usual fixtures and fittings in the Bathroom and Cloakroom, and the Summer House in the garden. The feed in the Tariff linked to inflation for the solar panels is transferable to the new owner, these payments amount to approximately £2,000 per annum currently, are index linked, tax free and will run to 2036. Payments from Ofgen for the Air Source Heat Pump under the Renewable Heat Incentive scheme are also transferable to the new owner. These payments are index linked to inflation, tax free and currently amount to £1936 per annum. These payments will continue until June 2028. The Heat Pump is also guaranteed until June 2028.

COUNCIL TAX BAND - E

EPC BANDING - B

WINDYHILL, WHINNYFOLD



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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28 Albyn Place
Aberdeen
AB10 1YL

Tel: 01224 626100
Fax: 01224 845900

Email:
Info.property@stronachs.com
Web: www.stronachs.com

Stronachs