

39 MORRISON PLACE, CRUDEN BAY, PETERHEAD, AB42 3HZ

FIXED PRICE - £210,000



We are delighted to offer for sale this 2 public, 3 bedroom detached property situated in a well-established and popular residential part of Cruden Bay. Lounge, Dining room/Kitchen, 3 double bedrooms (1 en-suite), cloakroom WC and bathroom with ample storage throughout. Double glazing and gas central heating. There are garden areas to front, side and rear of the property. Private south facing rear garden enjoying tranquil countryside views. Single garage and driveway for two cars.

Cruden Bay is a beautiful picturesque coastal village located between Aberdeen (23 miles) and Peterhead (8 miles) and only a short drive to Ellon (12 miles). Cruden Bay Golf Course and the stunning crescent shaped beach are just a short walk from the property. There is a modern primary school and nursery in the village with secondary education at Ellon or Peterhead. All essential shops and services are catered for locally.

JOHN ADAM **PARTNER**  
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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. 50301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

**Lounge 13'2" x 15'7" (4.02m x 4.77m)**

Light and spacious lounge with TV and phone points. Carpeted flooring. Patio doors to rear of property. Feature fireplace with open fire.

**Dining room/kitchen on semi open plan 23'3" x 13'7" (7.09m x 4.16m)**

Open plan living. Wall and floor gloss units. Breakfast bar. Wood effect laminate flooring. Dual aspect windows to front and rear of property. Stairs leading to upstairs accommodation.

**Cloakroom 5'10" x 2'10" (1.79m x 0.88m)**

White two piece suite. Vinyl flooring. Window to front of property.

**Master bedroom 11'4" x 11'5" (3.47m x 3.50m)**

Double bedroom, TV point. Carpeted flooring. Window to front of property. Built-in double and single wardrobes.

**Bedroom 2 11'4" x 8'10" (3.48m x 2.70m)**

Double bedroom. Carpeted flooring. Window to rear of property. Built-in double wardrobe.

**Bedroom 3 9'0" x 8'10" (2.75m x 2.70m)**

Double bedroom. Carpeted flooring. Window to rear of property. Built-in double wardrobe.

**Family bathroom**

White three piece suite comprising of toilet, wash hand basin and bath with overhead shower. Walls partially tiled. Vinyl flooring. Window to front of property. Mirror.

**En-suite**

White two piece suite comprising of toilet, wash hand basin housing vanity unit. Mirror above wash hand basin. Shower. Partially tiled.

**Outside Areas**

Gardens to front, side and rear of property. Shed to rear of property to remain. Patio area. Private south facing garden to rear of property, enjoying tranquil views. Single garage with driveway. Ample parking for two cars.

All curtains, blinds and light fittings and floor coverings to remain.

Furniture and all white goods available by separate negotiation.

Home Report available upon request.

EPC Rating – Band D

**Viewing** is strictly by appointment. Please contact Adam & Flowerdew Solicitors on **01779 477388**.

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.



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