

NEW REDUCED PRICE

50 MORRISON PLACE, CRUDEN BAY, AB42 3HW

OFFERS OVER £225,000



We are delighted to offer for sale this spacious 2 public, 4 bedroom, detached property, in move in condition, situated in a modern, popular residential development in the village of Cruden Bay. The property comprises Lounge, Dining Room, Kitchen, Utility Room, WC, 4 bedrooms with one en-suite shower room, family bathroom, ample storage throughout, double glazing and gas central heating. There are garden areas to front and rear of the property. Integral single garage and driveway with ample space for two cars.

Cruden Bay is a beautifully picturesque coastal village, affording the opportunity to live in pleasant countryside but within easy commuting distance of Aberdeen and Peterhead. This location is within a few minutes' drive of the renowned Cruden Bay Golf Course and a magnificent sandy beach, coastal walks, with the historic Slains Castle and Bullers of Buchan closeby. There is a primary school and nursery in the village with secondary education at Ellon or Peterhead. Hotels with lovely restaurants. All essential shops and services are also catered for but within easy distance to Peterhead and Aberdeen.

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.



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Lounge 16'4" x 9'10" (4.99m x 3.00m)

Spacious lounge with TV and phone points. Wooden flooring. Window to front of property and double doors leading to dining room. Feature fireplace with gas fire.

Kitchen 12'8" x 9'7" (3.87m x 2.93m)

Wall and floor units. Cooker and hob with extractor fan. Partially tiled. Slate flooring. Window to rear of property. Door leading to utility room.

Utility Room 4'7" x 7.10" (1.40m x 2.40m)

Window to side of property. Slate flooring. Plumbed for washing machine. Door leading to rear garden. Integral door leading to garage.

Dining Room 8'7" x 9'9" (2.63m x 2.98m)

Patio doors to rear of property. Wooden flooring.

WC 2'9" x 4'8" (0.85m x 1.43m)

White two piece suite comprising of toilet and wash hand basin with vanity cabinet. Wooden flooring. Window to front of property.

Master Bedroom 10'3" x 13'4" (3.15m x 4.07m)

Carpeted flooring. Window to front of property. Two x double wardrobes. TV and phone points.

En-suite 5'0" x 6'2 (1.54m x 1.90m)

Tiled flooring. Window to front of property. White two piece suite comprising of toilet and wash hand basin. Shower. Large mirror. Part tiled.

Bedroom 2 10'7" x 10'3" (3.24m x 3.15m)

Laminate flooring. Window to rear of property. Laminate flooring. TV and point points.

Bedroom 3 8'11 x 12'6 (2.74m x 3.81m)

Laminate flooring. Window to front of property. Built in double wardrobe.

Bedroom 4 7'7" x 9'5" (2.32m x 2.88m)

Laminate flooring. Window to rear of property. Built in single wardrobe. Phone point.

Family Bathroom 8'2" x 5'5" (2.51m 1.66m)

Three piece suite comprising of toilet, wash hand basin and bath with overhead shower. Partially tiled walls. Laminate flooring. Window to rear of property.

Outside Area

Garden areas to front, side and rear of property. Decking area to side of property. Driveway with space for two cars leading to garage.

Other

Upper landing – two cupboards, one housing boiler. Spacious landing area.

Extras

All blinds and light fittings to remain.

Home Report available (fee may apply)

EPC Rating – Band C

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.