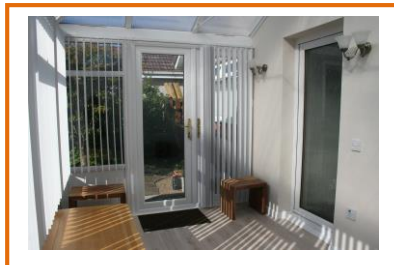


45 BRAEHEAD DRIVE, CRUDEN BAY, AB42 0NP

OFFERS IN REGION OF - £165,000

**NEW REDUCED PRICE**



We are delighted to offer for sale this spacious 2 public, 3 bedroom, detached property, ready to move into, situated in a well-established, popular residential village of Cruden Bay. The property comprises Lounge, Kitchen, Conservatory, 3 double bedrooms, family bathroom, ample storage throughout, double glazing and gas central heating. There are garden areas to front and rear of the property. 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 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.

Viewing of this family home is highly recommended.

JOHN ADAM PARTNER  
STUART FLOWERDEW PARTNER  
JOANNE ADAM ASSOCIATE  
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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

**Lounge 19'7" x 10'3" (5.98m x 3.15m)**

Spacious lounge with TV and phone points. Carpeted flooring. Window to front of property. Feature fireplace with gas fire.

**Kitchen 11'4" x 8'0" (3.46m x 2.46m)**

Wall and floor units. Double cooker and hob with extractor fan. Partially tiled. Vinyl flooring. Window to rear of property. Door leading to conservatory.

**Conservatory 12'3" x 7'4" (3.74m x 2.26m)**

Bright and pleasant room looking out over the rear garden. Laminate flooring.

**Bedroom 1 15'7" x 8'3" (3.40m x 2.62m)**

Double bedroom, Phone point. Carpeted flooring. Window to front of property. Built-in quadruple wardrobes.

**Bedroom 2 11'2" x 8'7" (3.40m x 2.62m)**

Double bedroom. Carpeted flooring. Window to front of property

**Bedroom 3 8'3" x 8'0" (2.53m x 2.44m)**

Double bedroom. Carpeted flooring. Window to side of property.

**Family Bathroom 4'9" x 7'10" (1.47m x 2.39m)**

Three piece suite comprising of toilet, wash hand basin with vanity unit and bath with overhead shower. Aqua paneling. Tiled flooring. Window to side of property. Mirror cabinet.

**Outside Area**

Gardens to front and rear of property. Two sheds to rear of property to remain. Patio area. Single garage with driveway. Ample parking for two cars.

Two cupboards with plenty storage in hallway, one housing boiler.

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

Furniture and all white goods available by separate negotiation.

Home Report available (fee may apply)

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.

