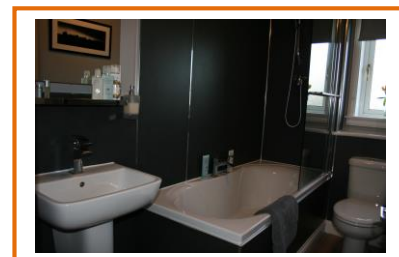


16 HACKLAW PLACE, CRUDEN BAY, AB42 0HW

FIXED PRICE - £99,000



We are delighted to offer for sale this immaculately presented and walk in condition, 2 bedroom, 1st Floor Flat, situated in a well-established, popular residential village of Cruden Bay. The property comprises Lounge, Kitchen, 2 Bedrooms, Family Bathroom, ample storage throughout, double glazing and gas central heating. There are garden areas to front of the property. Single garage and off-street parking for one car.

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 sandy beaches. There is a primary school and nursery in the village with secondary education at Ellon or Peterhead. All essential shops and services are also catered for but within easy distance to Peterhead and Aberdeen.

Viewing of this home is highly recommended to appreciate what the property can offer.

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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 14' 0" x 10' 6" (4.27m x 3.21m)

Spacious lounge with TV and phone points. Laminate flooring. Window to front of property. Wall units to remain.

Kitchen 8'8" x 7'10" (2.65m x 2.41m)

Wall and floor units. Cooker and hob with extractor fan. Laminate flooring. Window to rear of property. Dishwasher to remain.

Bedroom 1 10'5" x 12'10" 3.18m x 3.92m)

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

Bedroom 2 8'8" x 8'5" (2.66m x 2.58m)

Laminate flooring. Window to front of property. Double wardrobe. Built in storage cupboard.

Family Bathroom 4'5" x 8'7" (1.35m x 2.63)

White three piece suite comprising of toilet, wash hand basin and bath with overhead shower. Aqua paneling. Laminate flooring. Window to side of property. Heated towel rail. Illuminated mirror.

On entering the property, vestibule housing storage. Stairs then leading to the upper hallway. Two cupboards with plenty storage in hallway, one housing boiler.

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

Fridge/freezer available by separate negotiation.

Outside Area

Garden to front and side of property. Patio and garden areas. Single garage with off-street parking for one car.

Home Report available (fee may apply)

EPC Rating – Band TBC

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.

