




McEwan Fraser Legal
Solicitors & Estate Agents
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23 Morrison Place

CRUDEN BAY, PETERHEAD, ABERDEENSHIRE, AB42 3HZ

CRUDEN BAY

PETERHEAD, ABERDEENSHIRE, AB42 3HZ

Cruden Bay is a beautiful picturesque coastal village, affording the opportunity to reside in pleasant country surroundings and yet within easy commuting distance of Aberdeen and Peterhead. The village is known locally for its beautiful blue flag beach which reaches approximately 2.5km in length and is also home to the renowned Cruden Bay Golf Club, hailed as one of the best natural links courses in the world. With Cruden Bay, Trump International, Murcar and Royal Aberdeen link courses situated in such close proximity, golfers from around the world come to the area in search of pure links golf – the original and best form of the game.

There is a primary school and nursery in the town with secondary education at Ellon or Peterhead. All essential shops and services are also catered for locally. Within the village, there is a small harbour where there are a few creel boats operate from catching mostly Lobster and crab, along the rugged coastline and beach you will see an abundance of wildlife from seals to dolphins and numerous species of birds that frequent this area with some spectacular scenery in and around the village, a brisk walk or evening stroll and you will stumble across the Historic Slains Castle, which can be seen from the bay and the beaches, all of which are frequented by numerous visitors especially during peak seasons. A comprehensive east coast bus network operates through the village with and with the new (AWPR) Aberdeen Western Peripheral Route making Peterhead in the north and Aberdeen in the south easily accessible.



23 MORRISON PLACE

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23 Morrison Place is situated in a modern residential development in a cul-de-sac location of the seaside village of Cruden Bay. This four bedroom detached dwelling offers spacious living accommodation over two floors. The property further benefits from full double glazing and gas central heating. This property would suit the first time purchaser, a fantastic buy to let, or the young family with room to grow.

The property comprises of a hallway leading to all further accommodation, spacious lounge with large window to the front and patio door to the rear garden, dining kitchen with multiple wall and base mounted units that allows access to the side of the property and the rear garden. A carpeted staircase with wooden balustrade leads to the landing where

you have a master bedroom with an en-suite shower room with fitted double wardrobes there are three other double bedrooms two of which have fitted wardrobes or cupboards, a centrally located bathroom with shower over the bath completes the accommodation.

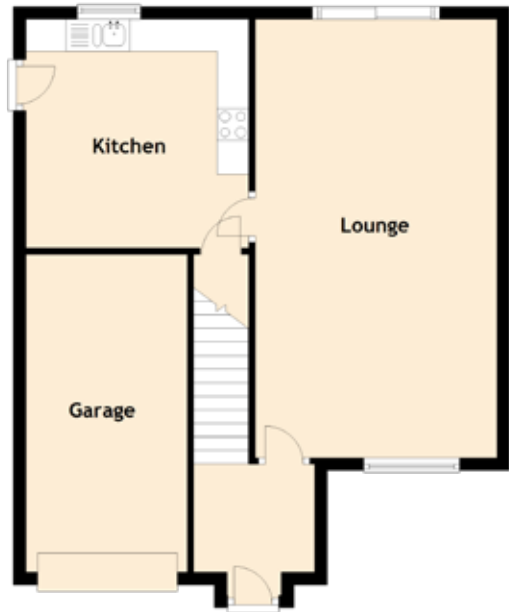
Off-street parking is available immediately in front of the integrated garage which also has side access, power and light. The front garden is laid mostly to lawn with mature shrubs and potted seasonal flowers. The rear garden is gated to one side and can also be accessed from the patio doors or the kitchen. The garden has a large boundary fence which gives that added privacy, multiple shrubs, plant and small trees are slightly overgrown, and a patio area is a fantastic spot for entertaining and enjoying the sun.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.90m (22'8") x 3.80m (12'6")
Kitchen	3.60m (11'10") x 3.50m (11'6")
Bedroom 1	3.70m (12'2") x 2.80m (9'2")
En-suite	1.90m (6'3") x 1.19m (3'11")
Bedroom 2	3.80m (12'5") x 2.50m (8'2")
Bedroom 3	2.80m (9'2") x 2.50m (8'3")
Bedroom 4	3.10m (10'2") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")
Garage	5.00m (16'5") x 2.53m (8'4")

Gross internal floor area (m²): 97m² | EPC Rating: D

Extras (Included in the sale): All floor coverings, blinds, curtains, and light fittings are included in the sale.

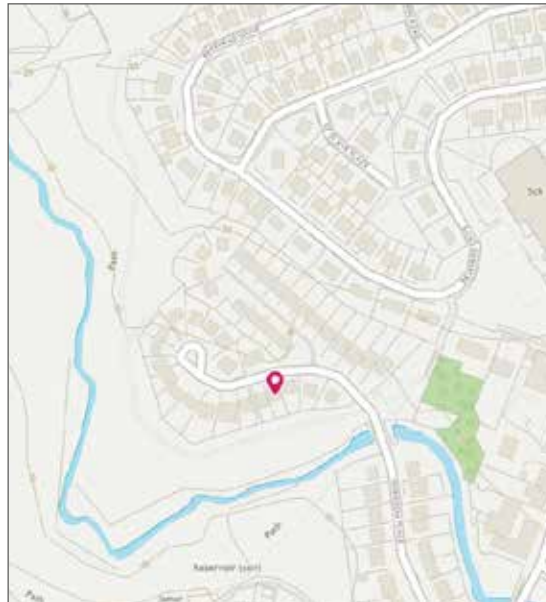


Image credit: <https://www.outdooractive.com/>



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Part
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