



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

**23 Whinnyfold**

CRUDEN BAY, PETERHEAD, ABERDEENSHIRE, AB42 0QH



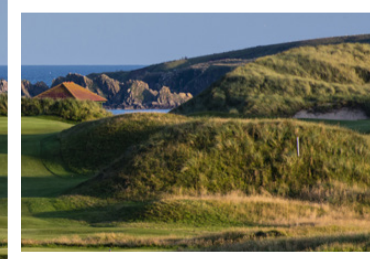
# 23 Whinnyfold

CRUDEN BAY // PETERHEAD

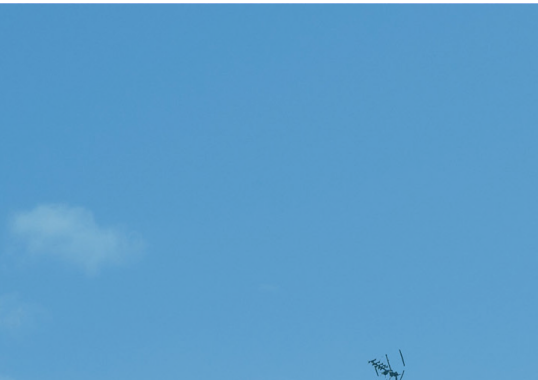
ABERDEENSHIRE

Whinnyfold is a small, stunning cliff-top hamlet of fisher cottages built in the 1860s at the southern end of Cruden Bay on the Northeast coast of Scotland.

The surrounding area is a designated site of Special Scientific Interest, attracting colonies of cliff nesting seabirds, including kittiwake, guillemot, razorbill, fulmar and shag. The area is renowned for its beautiful blue flag beach, stretching for approximately 2.5km, where an abundance of wildlife can be seen; from seals and dolphins to numerous species of seabirds. An evening stroll will take you along spectacular beaches and rugged coastal paths. Nearby, Cruden Bay is a picturesque coastal village with a range of amenities, affording the opportunity to reside in pleasant rural and seaside surroundings and yet within easy commuting distance of Aberdeen and Peterhead. Cruden Bay is also home to the world renowned Cruden Bay Golf Club, hailed as one of the best natural links courses in the world. There is an excellent primary school and nursery in Cruden Bay with secondary education at Ellon or Peterhead.







“...property benefits from generous sized accommodation throughout which is decorated with a fresh neutral pallet...”

Situated in an elevated position is this picturesque two bedroom detached cottage, in the historic hamlet of Whinnyfold. This traditionally built stone and slate cottage must be viewed to fully appreciate the location of the property and stunning surroundings. The current owner has upgraded and modernized where necessary. The cottage has views of the historic Slains Castle, looking across the bay, and is a minute's walk from the Colliston/Whinnyfold coastal path. The property benefits from double glazed windows, oil fired central heating and generous sized accommodation making it an ideal family home. The area is popular with visitors, especially during peak seasons, so the cottage could also be a very lucrative holiday let or provide a perfect 'lock up and leave' coastal bolthole. The property comprises a front porch, with access to the hallway, central bathroom with shower over the bath, large lounge with granite fireplace and dual aspect windows, and a modern bright dining kitchen with LPG cooker/ range. The first floor comprises of two double bedrooms and storage.

A large wooden outbuilding attached to the property is utilised as a utility room and provides additional storage. There is also a sizable attached garage. Private parking is available at the front and side of the property and the gardens are laid mostly to lawn for easy maintenance. There is a large stone outbuilding that has power and light, which would make an ideal workshop or craft studio, plus a smaller adjacent outbuilding. There is also a wooden garden shed which will remain.

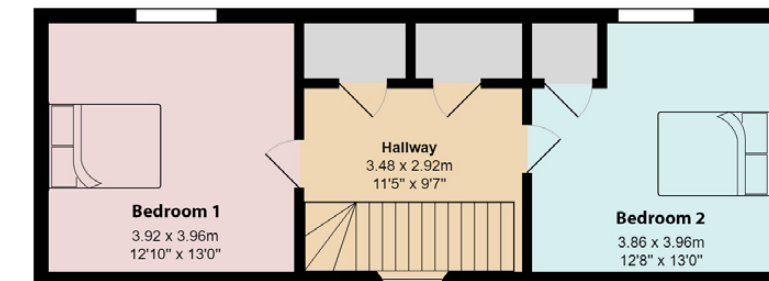
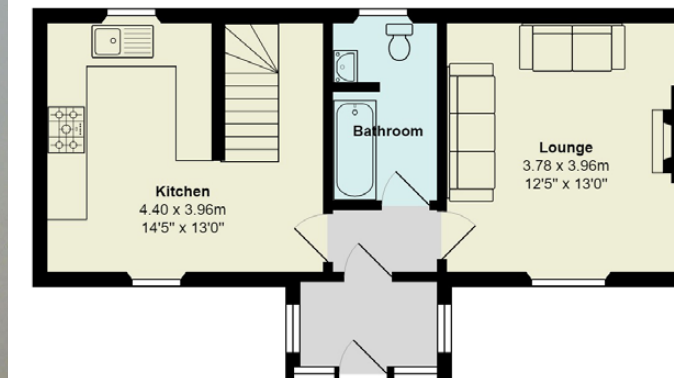






# SPECIFICATIONS

## FLOOR PLAN & LOCATION



**Gross internal floor area (m<sup>2</sup>) :** 73m<sup>2</sup>

**EPC Rating :** F

**Extras (Included in the sale) :** All carpets, light fittings and curtains are included in the sale, other electrical and soft furnishings are available by separate negotiation.



Image credit: <https://www.satelliteimages.net/>





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