

7 Louisa Crescent

CRIMOND, FRASERBURGH, ABERDEENSHIRE, AB43 8AD



ARCHITECTURALLY DESIGNED, 6-BEDROOM,
4 BATHROOM DETACHED DWELLING



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Architecturally designed and built circa 2008 to the highest of specifications, with the skill of professional tradespersons and quality materials being evident at every turn of this exceptional home. The current owners, during their tenure, have continually upgraded when and where necessary two recently added bathrooms being the latest upgrades.

The property is presented to the market in an immaculate walk-in condition, with generous room sizes over two floors that allow for modern-day and versatile family living. Immaculate decor in fresh neutral tones, with quality floor coverings, fixtures, and fittings offering luxury and comfort throughout, many of them specially commissioned. Further benefitting from full double glazing with gas central heating. Undoubtedly an ideal purchase for those looking for a spacious, immaculate property in a peaceful village setting. With its versatile living accommodation, it would suit the young family with room to grow or the extended family.



The property consists of a welcoming hallway, which in turn leads to all the accommodation. The modern kitchen has multiple units and is fitted with integrated appliances, with a breakfast bar which is open plan to the formal dining area and sun room with French doors to the rear garden. The kitchen is further enhanced by high-end appliances, including double smart ovens and an integrated smart dishwasher — combining convenience with modern functionality for effortless everyday living. This extensive area is the main hub at the centre of the family home and is awash with natural sunlight, with multiple windows. A rear hall from the kitchen leads to the utility room, the integrated double garage, a guest WC, and the garden.







To the front of the property, a spacious main reception room with a large bay window, off the hallway, there is a centrally located luxury family bathroom with a jacuzzi-style bath and a separate shower cubicle, an en-suite guest bedroom, two further double bedrooms, all three have fitted wardrobes.



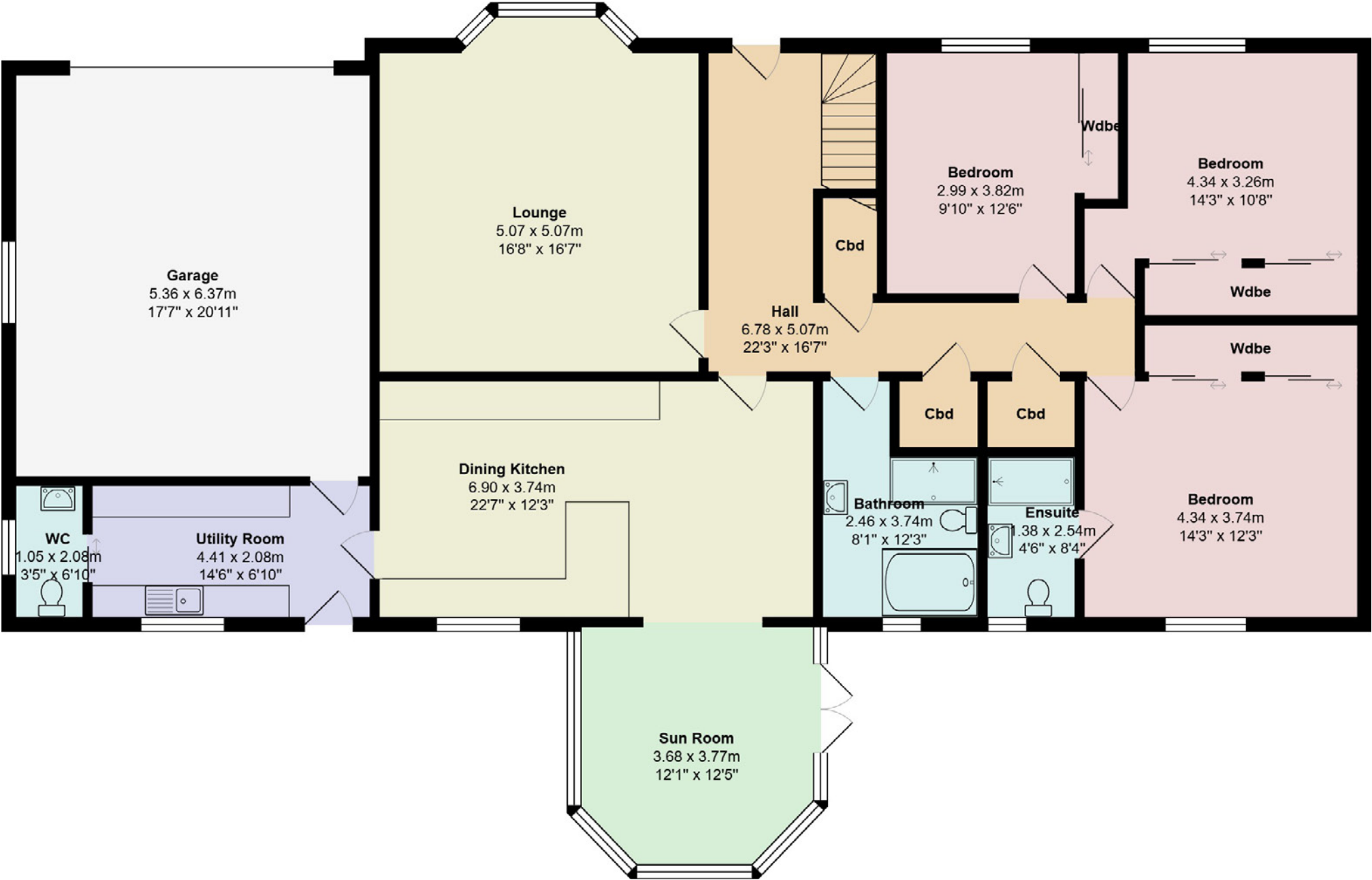
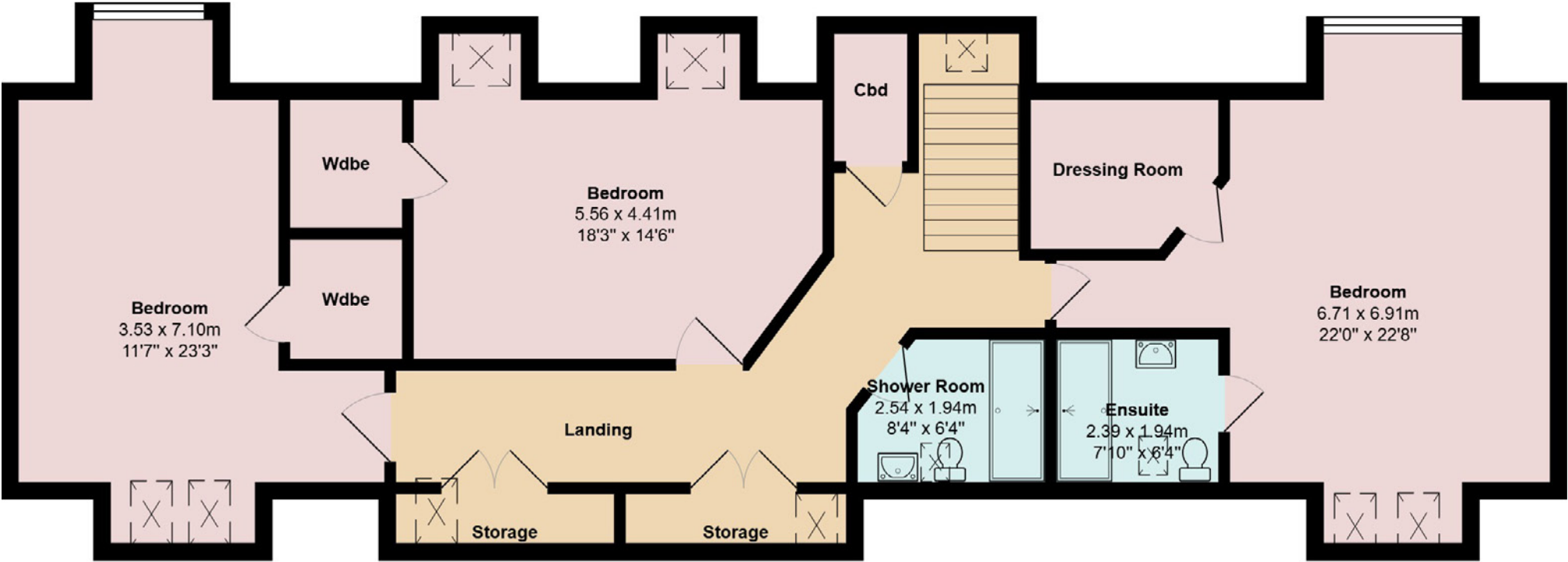






A staircase with wooden balustrades leads to the upper floor where you have the master bedroom with an en-suite shower room, a large bay window and two Velux windows, with a huge walk-in wardrobe/ dressing room. There are two further double bedrooms and a centrally located family shower room completing the accommodation. In addition, there are ample storage cupboards throughout the property.





Gross internal floor area (m²): 262m²
EPC Rating: B



The property's electrical system has been professionally configured to accommodate a backup generator via an external connection point, ensuring continuous power supply and added peace of mind during outages.

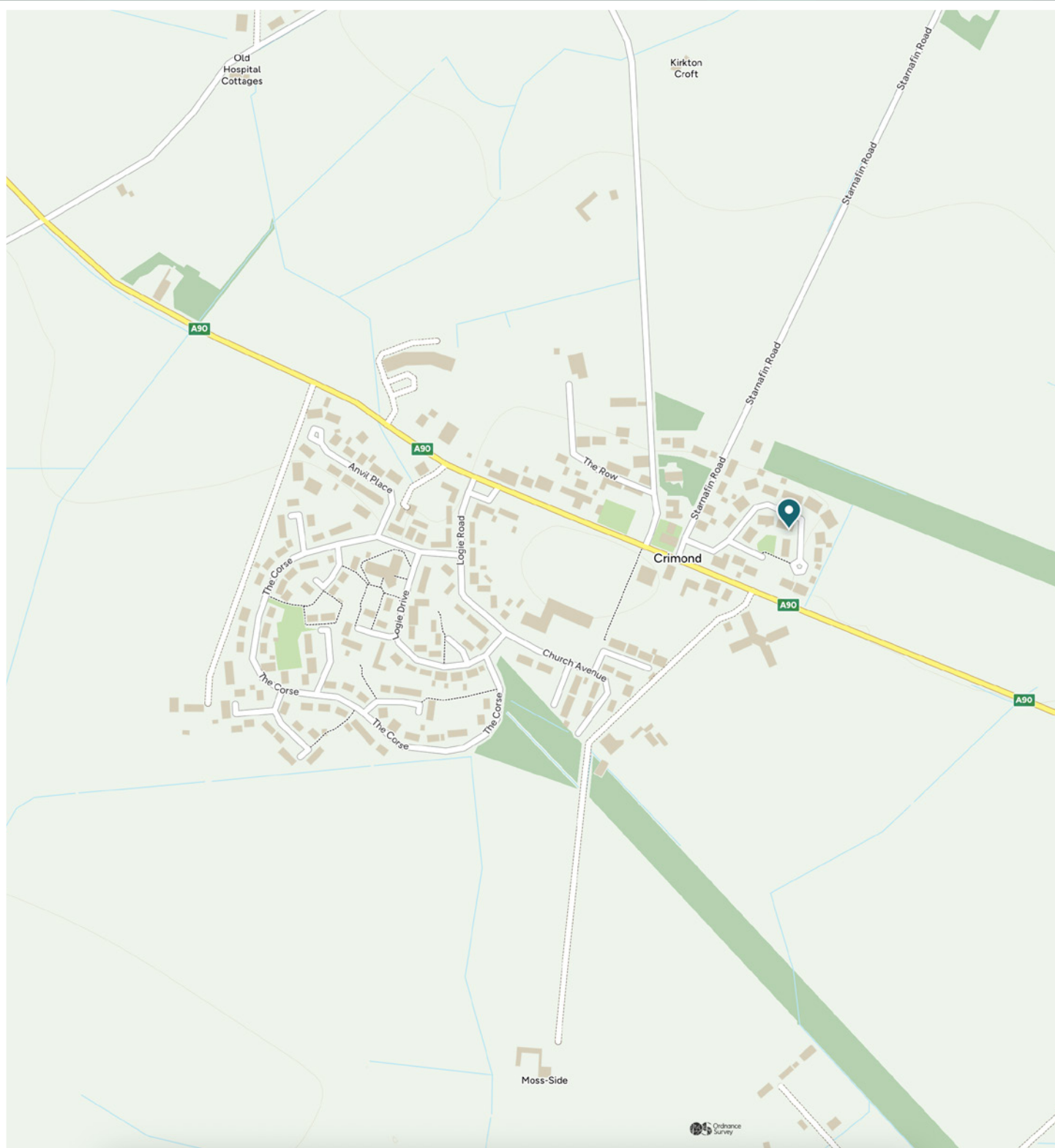
The front garden is laid to decorative stone chip and lawn, and allows parking for a multitude of vehicles with access to the integrated garage. The extensive rear garden grounds are accessed from the patio doors of the sun room or the utility room, mostly laid to lawn with borders containing a multitude of shrubs, plants and are bordered by a high wooden fence. A patio area is perfect for alfresco dining and enjoying the sun, and the rear garden with its high perimeter fence provides a safe and secure environment for children and pets alike.



7 Louisa Crescent is located in a desirable cul-de-sac location in the popular village of Crimond, set back from the main A90 which runs through Crimond, the property is equidistant of 8 miles to Fraserburgh in the north and Peterhead in the south.

The local amenities include Crimond Church with a village hall, pre-school and primary school, medical practice, local shop, Crimond Care Home and local garage. Crimond village would be ideal as a commuter base to enjoy the peace and the tranquillity of village life, with the fabulous East Coast beaches a short distance away.

The coastal town of Peterhead, approximately 8 miles South of Crimond, is steeped in history and the largest town settlement in Aberdeenshire with a population of approximately 18,500 residents. Peterhead provides all that one would expect from modern-day living, including a multitude of local shops, pubs, restaurants, eateries galore, and major supermarkets. There are NHS facilities available, with a choice of primary schools, with higher education available at Peterhead Academy.



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