

12 Louisa Crescent

CRIMOND, FRASERBURGH, AB43 8AD



*SPACIOUS 4-BEDROOM
DETACHED BUNGALOW*



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Architecturally designed to the highest of specifications, with the use of professional tradespersons and quality materials being evident at every turn. This exceptionally spacious 4-bedroom detached bungalow offers spacious, versatile living accommodation over a single level. The current owners, during their tenure, have continually upgraded when and where necessary.

The property is presented to the market in immaculate walk-in condition with immaculate decor in fresh neutral tones, with quality floor coverings, fixtures, and fittings offering luxury and comfort throughout. It also benefits from full double glazing and 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 a young family or ultimately the perfect retirement home.



Access from the vestibule leads to a welcoming hall and all other accommodation. Immediately on the left, there is a large family lounge that is currently being used as a home gym.





The versatile accommodation stretches across the rear of the home where the kitchen, dining area, sitting room and conservatory flow together to create a bright and welcoming space. The multiple windows and the conservatory, which has access to the rear garden, ensure that this area is flooded with natural light.

The family room offers a warm and relaxing spot to unwind. The kitchen is fitted with multiple wall- and base-mounted units with contrasting worktops; there is a mixture of integrated and standalone appliances. The kitchen leads to the utility room, with further access to both the double garage and the garden.











The master bedroom is a standout feature with double doors to the decked area, a dressing room and a modern en suite shower room. There are a further 3 double bedrooms, two of which have built-in wardrobes.







Bedroom 2



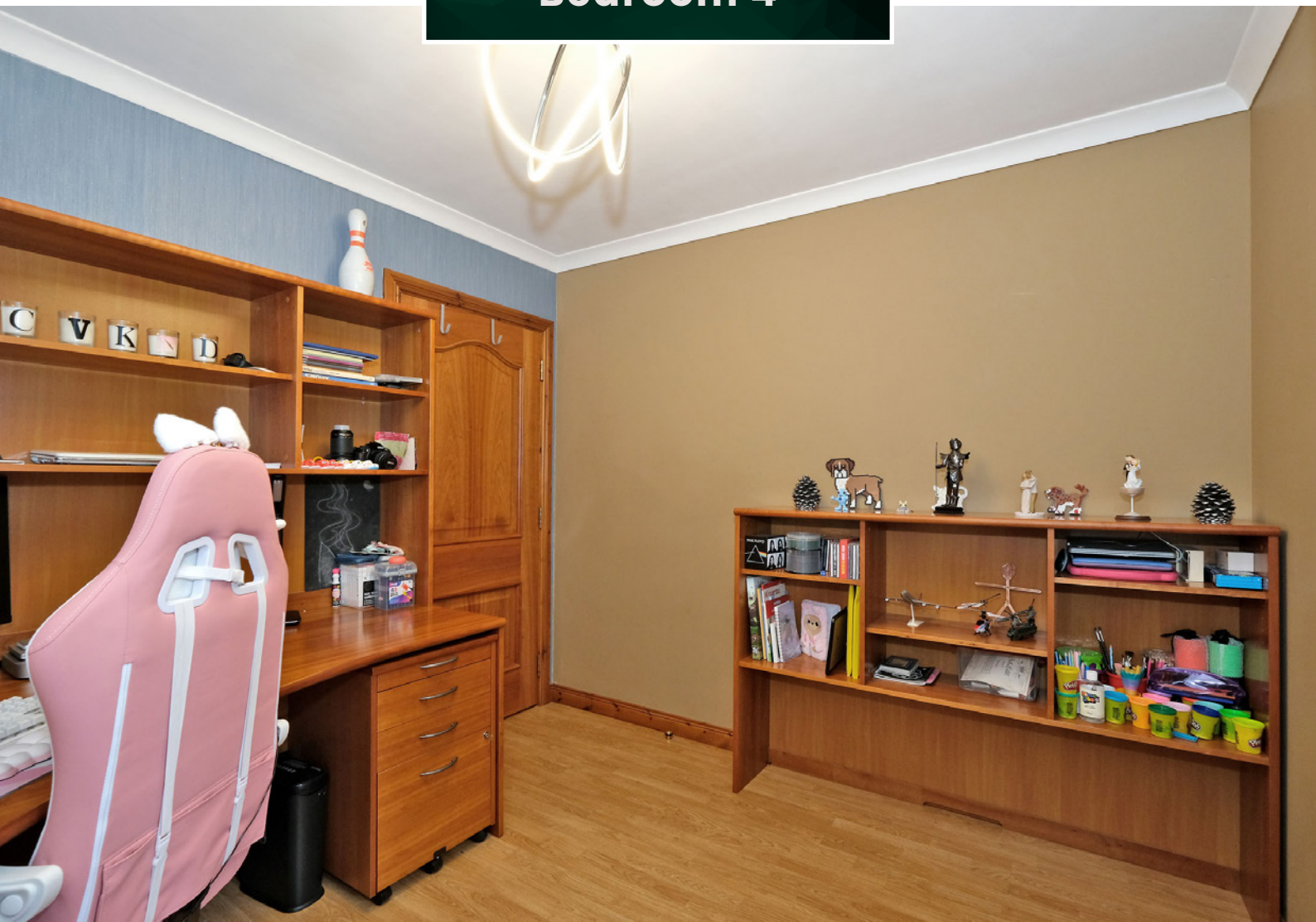


Bedroom 3





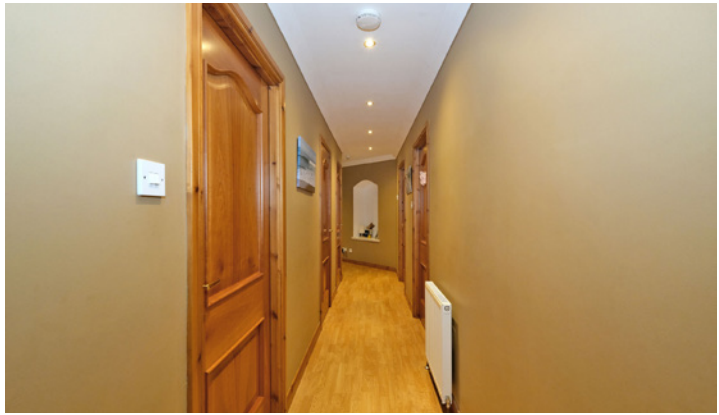
Bedroom 4

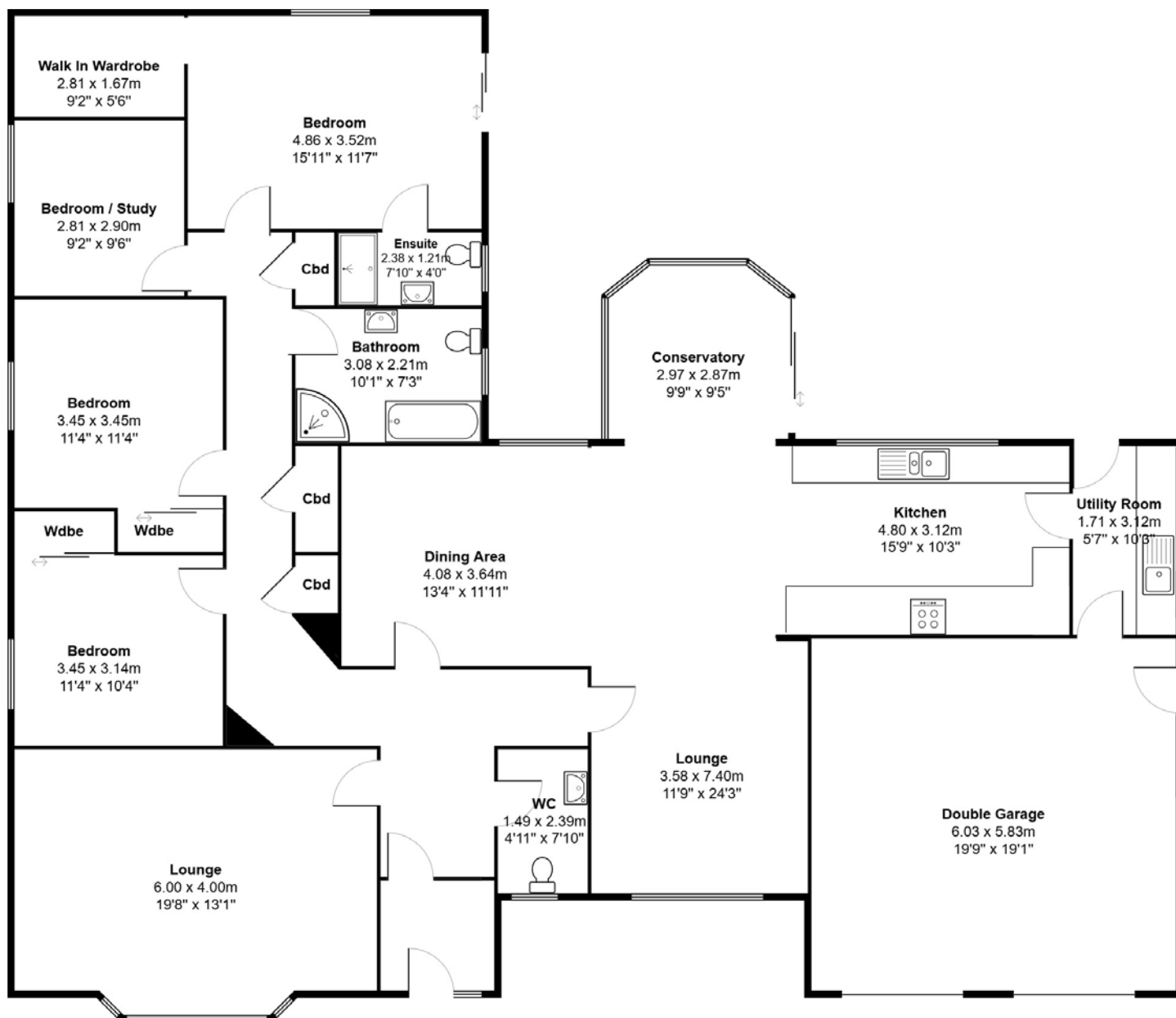




The spacious 4-piece family bathroom has a standalone bath and a separate walk-in shower, creating a modern and practical setup for everyday use. To the front of the property, there is also a guest W/C, adding great convenience to the layout.







Gross internal floor area (m²): 198m²

EPC Rating: C



A spacious tarred driveway leads to the front of the house and also to the integrated double garage; there is ample parking for several cars or a caravan/campervan. The front garden is laid mostly to lawn with borders containing a mixture of mature plants, shrubs and seasonal flowers.

The extensive private rear garden grounds are accessed from the conservatory, the utility room and the master bedroom. A huge decked area the full length of the house is a perfect spot for entertaining, some alfresco dining and enjoying the sun. The garden is laid mostly to lawn with a wooden perimeter fence that provides a safe and secure environment for children and pets alike. The rear boundary fence has extensive mature trees providing further privacy.

The Property





12 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 at 8 miles from 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 Location

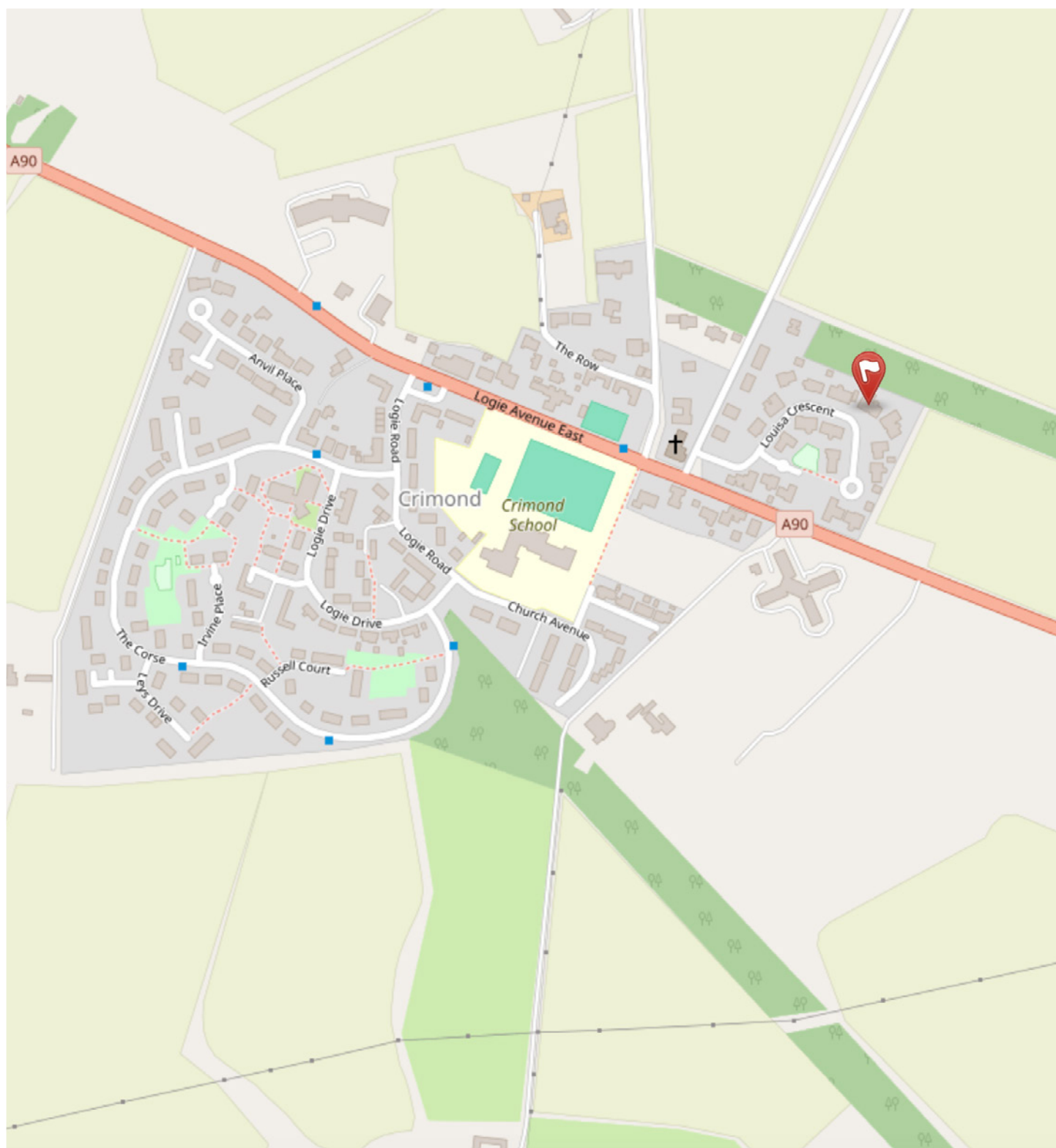


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