

7 Links Place

CRUDEN BAY, PETERHEAD, AB42 0RP



Situated on the highly sought-after Links development and right next to the golf course, is this beautifully presented family home



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7 Links Place is a spacious, bright and airy detached family home.

THE LOUNGE



Upon entering the house, you get a real feeling of space from the impressive reception hall. To the left is the lounge, which is dual aspect.

THE KITCHEN/DINER



At the rear of the house, stretching the full width is an impressive open plan, kitchen/dining room with patio doors onto the garden. Off the kitchen is a useful utility room.



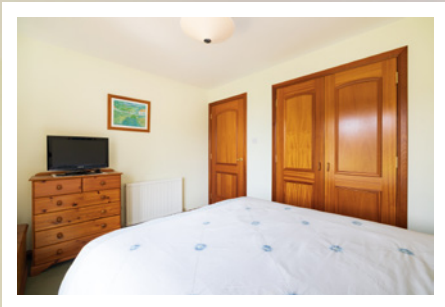
THE UTILITY





To the right of the hallway is a double bedroom or family room. Off the hall, there is also a shower room, meaning this house could be future-proofed if you may need ground-floor living in the future.

BEDROOM 4



THE SHOWER ROOM



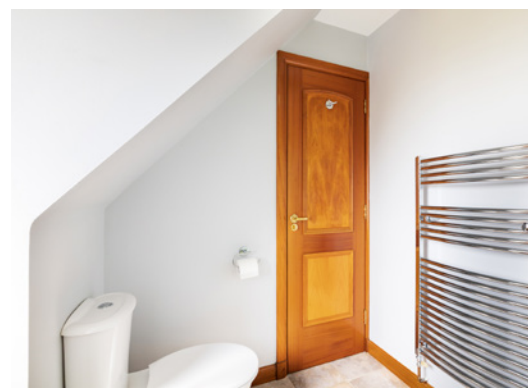


On the first floor, there is a principal double bedroom with an en-suite and two further double bedrooms and a family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



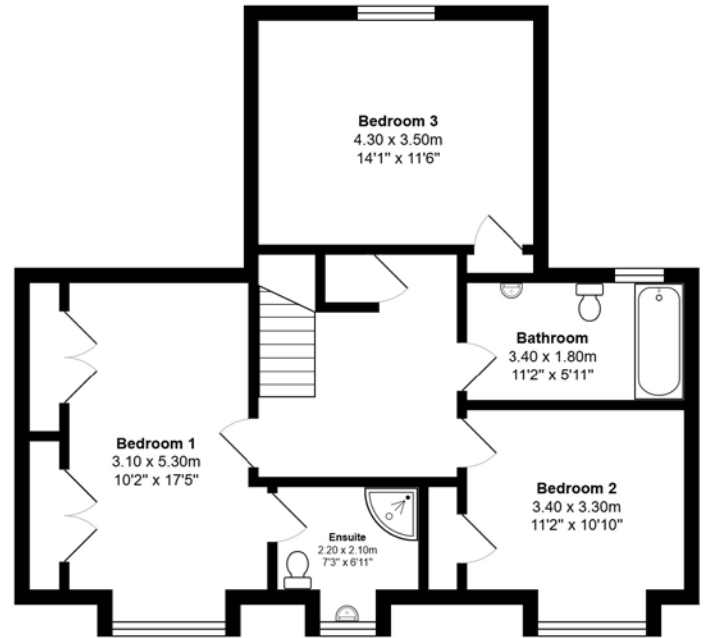
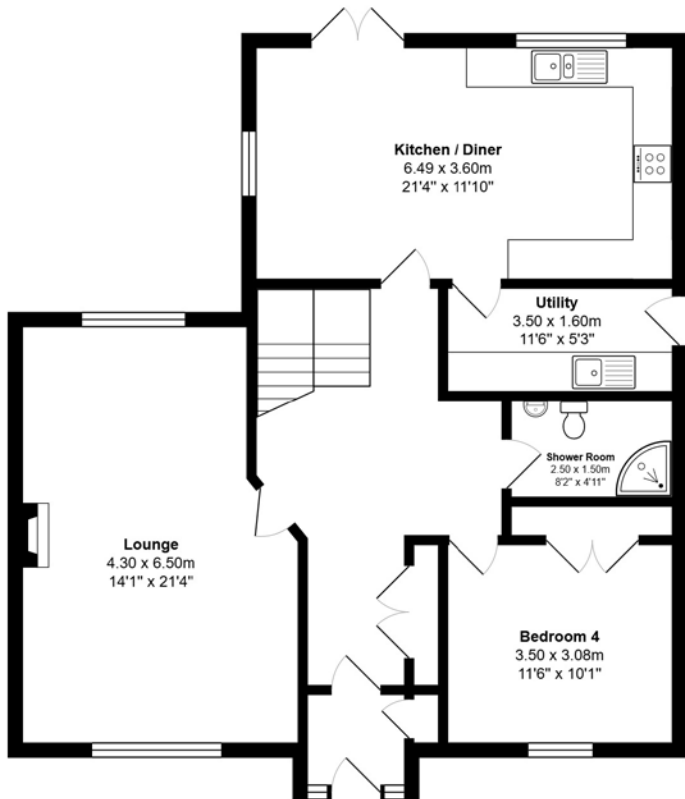
The house sits on a generous plot with front and rear gardens, driveway parking and a single detached garage.

No onward chain.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 162m² | EPC Rating: C



THE LOCATION

Cruden Bay is a picturesque coastal village. It is renowned 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 and predating St Andrews! With Cruden Bay, Trump International, Murcar, and Royal Aberdeen links courses situated in such 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. There is a well-stocked village shop that serves amazing ice creams. The Kilmarnock Arms Hotel is an excellent pub with a well-stocked bar, frequented by friendly locals and serving excellent food. The Kilmarnock Arms Hotel holds a fascinating connection to Bram Stoker, the author of Dracula, who first visited the hotel in 1894. It is also believed that Slains Castle, located near the hotel, played a significant role in shaping his vision of Dracula's castle. Within the village, there is a super pretty, small harbour where a few small boats operate, catching mostly lobster and crab and an excellent café with views over the beach.

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 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, and with the new (AWPR) Aberdeen Western Peripheral Route making Peterhead in the north and Aberdeen in the south easily commutable.



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