

# 6 Blackcraig Road

CRUDEN BAY, PETERHEAD, AB42 0PW



*Immaculate two-bedroom ground floor maisonette, popular residential location. Located in a historic beautiful picturesque and vibrant seaside village.*



01224 472 441



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



6 Black Craig Road is situated in a popular residential location in the upper part of the seaside village of Cruden Bay. This two-bedroom ground-floor self-contained maisonette offers spacious living accommodations over a single level.

The property benefits from a modern kitchen, full double-glazing gas central heating, and immaculate décor throughout. Has huge potential as a buy-to-let or a fantastic first-time purchaser, and would also suit the elderly couple.

## THE LOUNGE



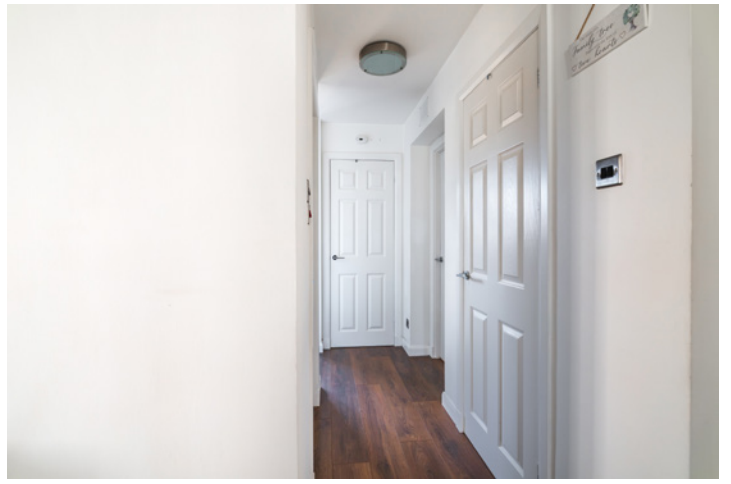
The property comprises; a well-coming hallway, leading to all further accommodation. The spacious lounge has a large picture window offering an outlook to the front with ample space for a dining table and chairs.

# THE KITCHEN



The kitchen has been fitted with a range of base and wall units with contrasting worktops.

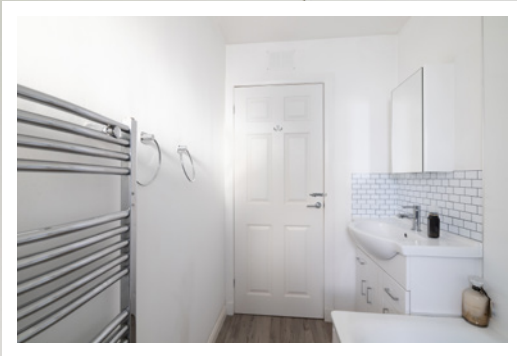




Both bedrooms are of good size with bedroom one benefitting from two built-in wardrobes.

Completing the accommodation is the family bathroom with a three-piece suite and shower over the bath. In addition, there are ample storage cupboards throughout the property.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



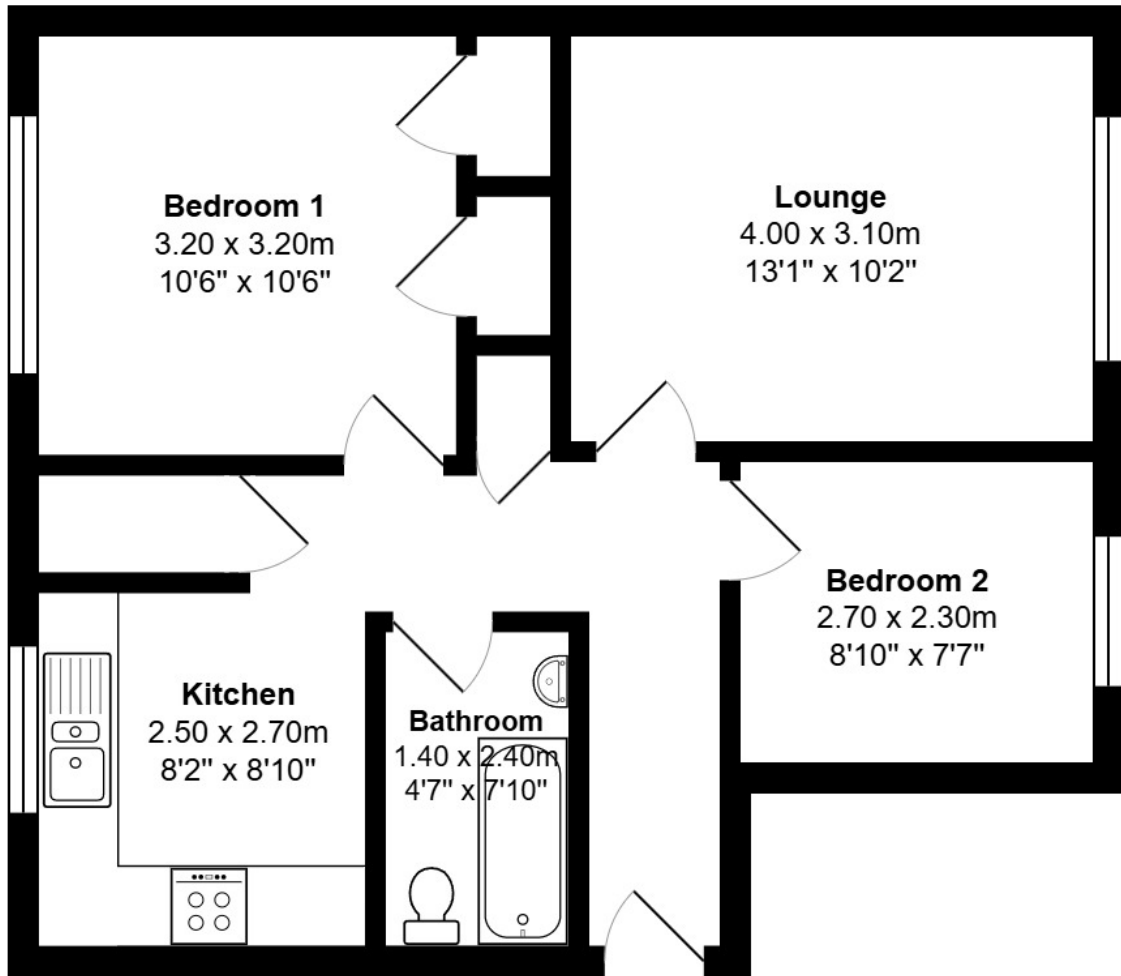
Off-street parking is available for several cars on the driveway to the side of the property immediately in front of a large wooden shed and the rear garden is gated and bordered by a large wooden fence laid mostly to lawn, providing a safe environment for children and pets alike, and for enjoying some alfresco dining and relaxation in the sun.

All floor coverings, blinds, curtains, and light fittings are included in the sale. The property has mains electricity, main drains, water, and gas central heating.

# EXTERNALS

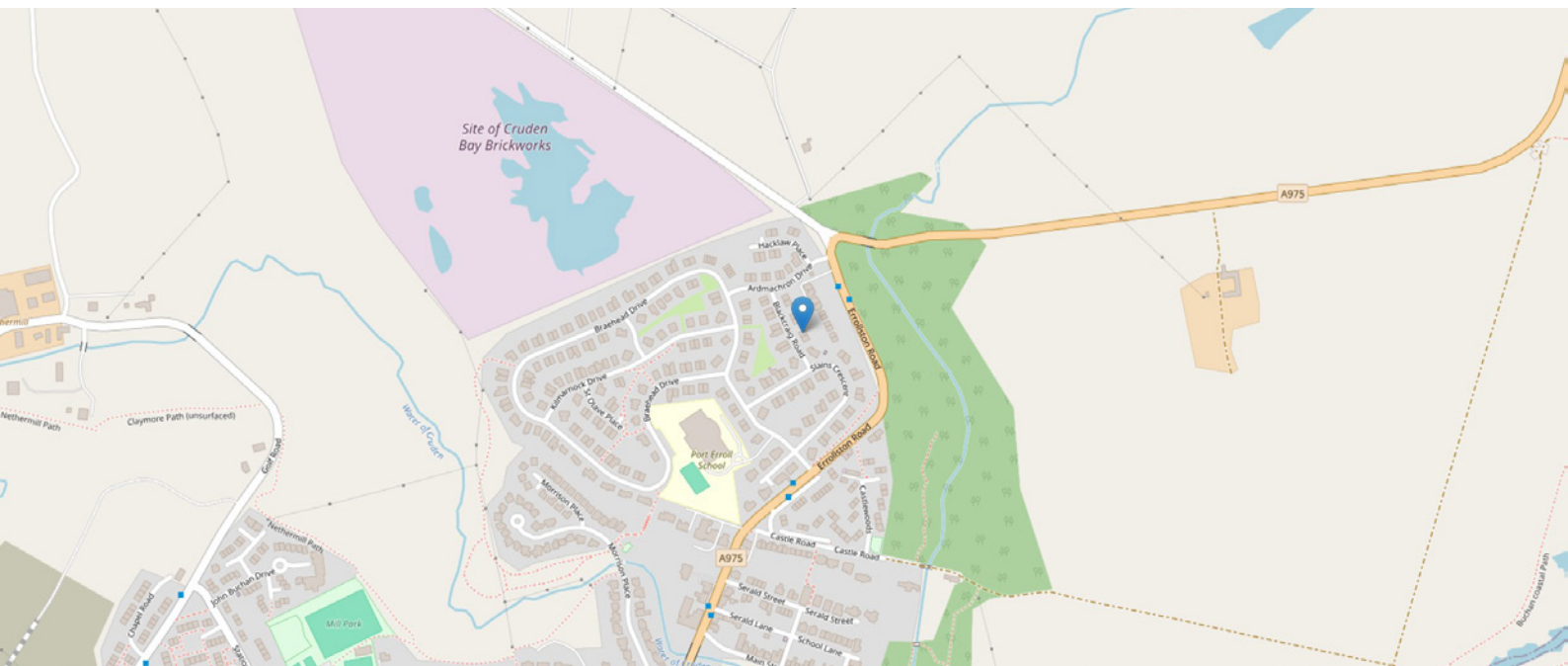


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 53m<sup>2</sup> | EPC Rating: C





# THE LOCATION

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 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.

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. All essential shops and services are also catered for locally. Within the village there is a small harbour where a few small boats operate, 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 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 commutable.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01224 472 441

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**PETER REID**  
 Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
 Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.