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74 BRAEHEAD DRIVE, CRUDEN BAY
AB42 0NW



3 Bed 2 Public Room Detached Bungalow

- Lounge, Kitchen & Dining Room
- 2 Double Bedrooms & Single Bedroom
- Popular Village Location
- Quiet Residential Area
- Gas C.H. Controlled by Hive & uPVC D.G.

Offers Over £175,000

Home Report Valuation £175,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This three bedroom detached family home is located in the coastal village of Cruden Bay. There is gas central heating controlled by a Hive system and uPVC double glazing throughout.

The lounge benefits from a floor to ceiling window which floods the room with natural light. The lounge is located to the front of the property with the entrance vestibule located off from the lounge which houses a double sliding door cupboard.

The kitchen is fitted with Hi-gloss white wall and base units with contrasting black worktops, stainless steel double bowl sink, integrated dishwasher, 4 ring gas hob with extractor fan above, eye level microwave with oven below. There is space for a washing machine and free standing fridge freezer, the window is located to the side of the property.

The Dining Room is located off the kitchen and is of good size with the window also located to the side of the property.

The bathroom which has recently been renovated has a white three piece suite comprising toilet, vanity unit white hand basin and p-shaped bath with thermostatic shower above. There is also a cupboard located in the hallway.

Bedrooms one and two are located to the rear of the property and are of double size, bedroom one has a single door wardrobe and bedroom two has a double sliding door wardrobe. Bedroom three is located to the side of the property and also has a built in wardrobe.

ACCOMMODATION

Entrance Hall

Lounge	16'8 x 11'6 (5.08m x 3.51m)
Kitchen	10'9 x 8'1 (3.29m x 2.46m)
Dining Room	11'3 x 7'2 (3.44m x 2.18m)
Bedroom 1	11'8 x 8'8 (3.56m x 2.66m)
Bedroom 2	10'11 x 8'6 (3.33m x 2.59m)
Bedroom 3	8'8 x 8'4 (2.65m x 2.54m)
Bathroom	7'4 x 7'8 (2.23m x 2.34m)

Please Note. All sizes taken at widest point.



Lounge



Kitchen



Dining Room



Bathroom



Bedroom 1



Bedroom 2



Bedroom 3



Rear Garden

OUTSIDE

The rear of the property is laid to grass, with a patio area and chipped stone area. The current owners have started a decking area which will be left as is. The rear garden benefits from views of the old quarry.

The side of the property is laid to a long chipped stone area and separates the driveway with gates.

The front of the property is laid with grass and chipped stone. There is room on the driveway for multiple cars.

ITEMS INCLUDED

All carpets, floor coverings, window dressings and light-fittings.

Council Tax

Band C

EPC Banding

EPC= C(69)

Entry

By arrangement

Viewing

Contact our Peterhead office – (01779) 476351

Email

peterhead.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Peterhead office

Reference JB/GD

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.

Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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