

**19 Serald Street  
Cruden Bay  
AB42 0HA**



**OFFERS OVER - £240,000**

We are delighted to offer for sale this 4 bedroom executive detached family home. This property gives a modern twist to family living with the main living accommodation located on the 1<sup>st</sup> Floor. The property has been recently decorated to a high standard and has quality finishings throughout including hardwood doors and Amtico floorings. This property enjoys open plan living at its best. Rooftop views across to the beach and Cruden Bay Golf Course. Well maintained garden grounds to the front and rear with the rear garden featuring a large decked area. Gas Central Heating, Double Glazing, integrated garage incorporating utility area, parking for two cars on tarred drive.

Cruden Bay lies on the Buchan coast. The village amenities include shops, primary school, hotel and recreational facilities. Cruden Bay is home to a world renowned golf course and miles of beautiful sandy beach. There is a regular bus service to Aberdeen and Peterhead.

Entering Cruden Bay from Aberdeen on the A975 continue through the village and take the third right after the bridge onto Serald Street, the property is marked by our for sale board.



Kitchen/Dining Area



Bedroom 1



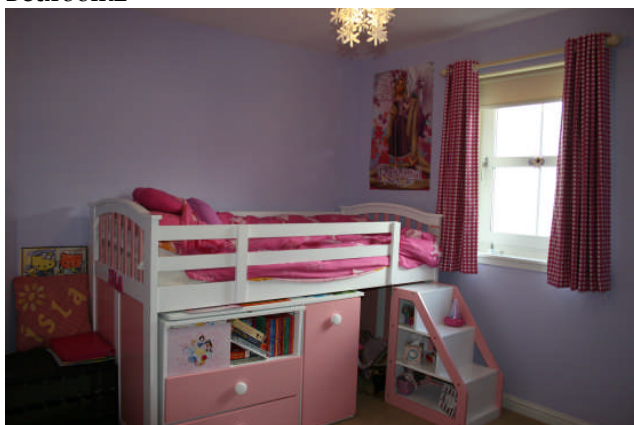
Alternative view of Kitchen/Dining Area



Bedroom 2



Living Room



Bedroom 3



Alternative view of Living Room



Bedroom 4



En-Suite 1



En-Suite 2



Family Bathroom



Hall

**Kitchen/Dining Area** – 13'6 x 19'0 – 4.12m x 5.80m – Cream gloss floor and wall units, matching moveable island, gas hob and electric oven, extractor hood, stainless steel sink and drainer, integrated Hotpoint dishwasher, ample space for dining table and chairs, Amtico flooring, windows to front and side, archway leading to Living Room.

**Living Room** – 21'6 x 14'11 – 6.58m x 4.57m – feature Gazco Studio Fire, windows to front and side, archway leading to Kitchen/Dining Area, carpet.

**Master Bedroom** - 12'8 x 13'4 – 3.87m x 4.07m – Double, fitted mirror wardrobes, window to rear, carpet

**En-Suite 1** – 5'5 x 9'7 – 1.67m x 2.94m – Double sink with vanity unit providing storage, large corner shower, W.C, Amtico tiled floor

**Bedroom 2** – 11'1 x 10'2 – 3.39m x 3.11m – Double, fitted mirror wardrobes, window to rear, carpet

**Bedroom 3** – 11'0 x 10'2 – 3.37m x 3.11m – Double, carpet, window to side

**Bedroom 4** – 19'6 (at widest) x 10'11 – 5.96m x 3.35m – Double, fitted mirror wardrobes, window to front, carpet

**En-Suite 2** – 3'6 x 10'11 – 1.09m x 3.33m – 1 ½ shower, W.C, sink, Amtico flooring

**Family Bathroom** - Three piece white suite, shower over bath, sink in vanity unit, tiled flooring

The garage can be accessed through the hall, utility area plumbed for washing machine, sink with base units, space for tumble dryer, storage cupboard, electricity meter and combi boiler.

All carpets, blinds, integrated kitchen appliances, lights fittings (except entrance hall light fitting), curtains in living room and bedroom 4 are included in the sale.



**Viewing – by appointment – contact selling agent 01779 477388 or contact seller 07805 557175 or 07719163823**

Whilst these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof shall be accepted by the selling agent.

Home Report available (fee may apply)

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