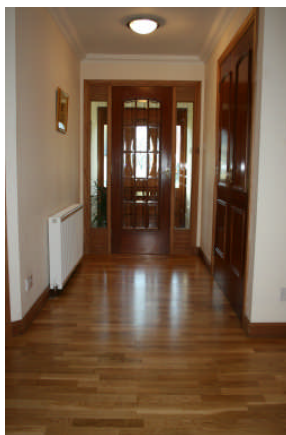


**7 Links View  
CRUDEN BAY  
AB42 0RF**



**FIXED PRICE - £349,995**



We are delighted to offer for sale this 4 bedroom executive detached family home. This property is situated within an exclusive development adjacent to Cruden Bay Golf Club. The existing owners have extended the property utilising the roof space above the large double garage. The room sizes are generous throughout. 4 double bedrooms, a family bathroom, shower-room with WC, en-suite shower-room to the master bedroom, family kitchen with separate area for a dining table/additional sitting area, large lounge with ample space for a dining table, utility room, sauna, large games room, extra large double garage, garden ground to front side and rear and space for three cars on the tarred driveway.

Cruden Bay is only a 25 minute drive from Bridge of Don and 35 minutes from Dyce. From Aberdeen travel to Cruden Bay via the Newburgh coast road. Take the first right turn as you enter Cruden Bay (signposted golf club) and turn right at the mini-roundabout. Number 7 is the fourth house on your left.



Living-room



Kitchen



Alternative view of living-room



Alternative view of kitchen



Master bedroom



Bedroom 2



Alternative view of Master Bedroom



Bedroom 3



Bedroom 4



Family Bathroom



Master en-suite



Master en-suite



Sauna



Shower Room

## ACCOMMODATION:-

**Entrance vestibule** with glass panelled door leading to **hall**. The hall has oak wood flooring and a double built in cloak cupboard.

The bright generous **living room** (25'9 x 13'10, 7.86m x 4.23m) has plenty of space for a dining table. There is a feature fireplace with marble inset and hearth and living flame gas fire.

Stunning **family kitchen** (21'8 x 12', 6.61m x 3.65m) with oak wood floor and a separate area for a dining table/additional sitting area. French doors to rear garden. The **utility room** is adjacent to the kitchen and leads to the **integral double garage** (21'6 x 21'3, 6.56m x 6.49m) and second stairwell to the **games room** (20'11 x 13'4, 6.38m x 4.06m). The ground floor accommodation also consists of **bedroom 4** (15'3 x 11'9, 4.66m x 3.59m) complete with fully fitted two person **sauna** and fitted double wardrobe. There is also a fully tiled **shower-room** with large shower cubicle and built in shelving.

An elegant wooden staircase leads to the upper landing. The **master bedroom** (16'7 x 9'4, 5.06m x 2.86m) has two large built in double wardrobes and an **en-suite shower-room**. The shower-room is fully tiled with a modern shower unit and heated towel rail.

**Bedroom 2** (11'2 x 10'11, 3.42m x 3.32m) is a bright south facing room with a large built-in double wardrobe.

**Bedroom 3** (14'3 x 11'3, 4.35m x 3.44m) has a window overlooking the rear garden with views of Slains Castle in the distance. The **family bathroom** is beautifully presented with a 'Jacuzzi' bath and matching accessories.

**Features/extras** – gas central heating, fully double glazed, high quality finishings throughout. Secure, enclosed and child friendly garden to rear with additional garden ground to front and side. The extra large double garage easily houses two cars and there is additional off street parking for three cars on the tarmac driveway. TV points throughout the property.

**Moveable items** – most light fittings and blinds are included in the sale. The 7 foot slate bed pool table and sofa in the games room are available by separate negotiation.

**Viewing – contact selling agent.**

**Entry – by arrangement**

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.

# ADAM LEGAL

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