

**2 Kilmarnock Drive,**  
Cruden Bay, Peterhead, AB42 0NG

Price Over  
**£175,000**

**Under offer**

 **3**
 **2**
 **1**

 **91 m<sup>2</sup>**
 **D**
 **D**



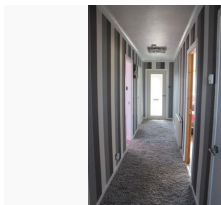
**Contact Solicitor**

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<http://www.graygraylaw.com>



**Features**  Garage  Garden

**Description**

We are pleased to offer for sale this **three bedroom DETACHED BUNGALOW WITH GARDEN AND GARAGE** situated within a quiet residential area of Cruden Bay. The property benefits from the modern comforts of gas central heating, double glazing and will be sold with all fitted floor coverings, blinds and light fittings. The bright and spacious property is presented to a high standard and all rooms are of good size.

Full planning permission has been obtained for an extension to include a kitchen extension with additional sitting area. The full planning details can be viewed on the Aberdeenshire Council Planning Department website under the reference APP/2018/1900.

Cruden Bay is a quiet and picturesque coastal village within easy commuting distance of Peterhead and Aberdeen. There is a primary school and nursery within the village with a further range of

amenities nearby at Peterhead.

**Vestibule** A uPVC part glazed door with a glazed side panel leads into the property. A cupboard houses the fuse box.

**Hallway** A partially glazed door leads into the hallway which has a radiator, smoke alarm, a built in cupboard and provides access to all rooms.

**Lounge/Diner 7.18m x 3.97m** The spacious room with a large window to the front of the property, two radiators, a TV point and ample space for dining table and chairs.

**Kitchen 3.42m x 2.75m** Modern fitted kitchen with a window to the rear of the property consists of a range of wall and base units, plenty of worktop space, a stainless steel sink and drainer, a 5 ring gas hob with stainless steel cooker hood, a fan assisted oven, an oven grill and heat plate. The kitchen is plumbed for a washing machine and dishwasher and has space for a fridge-freezer.

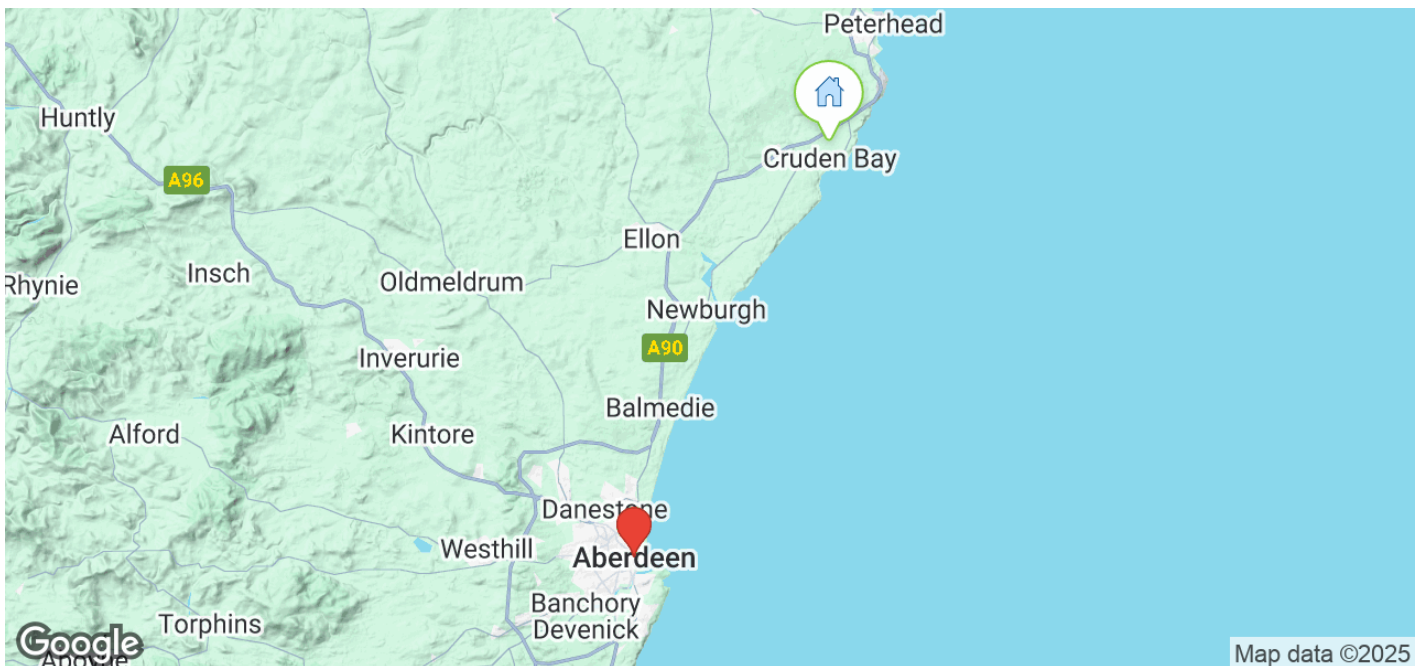
**Bedroom 1 3.63m x 2.82m** A sizeable double room with a window to the front of the property, a mirrored built-in double wardrobe and a radiator.

**Bedroom 2 3.62m x 2.80m** A good sized double room with a window to the side of the property, a built in double wardrobe and a radiator.

**Bedroom 3 3.21m x 3.20m** A generous sized double bedroom with a recessed area for a freestanding wardrobe, a window to the rear of the property and a TV point.

**Bathroom 2.22m x 2.11m** The bathroom contains a modern white 3 piece suite with a shower over the bath. The bath is surrounded by aqua panelling complimenting the black sparkled flooring and chrome towel rail.

**Outside** The large rear garden is fully enclosed and laid to lawn. The front of the property is partially laid to lawn with a lock block driveway providing access to the garage with an up and over door.



## **View this property here**

<https://www.aspc.co.uk/search/property/356785/2-Kilmarnock-Drive/Peterhead/>

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