



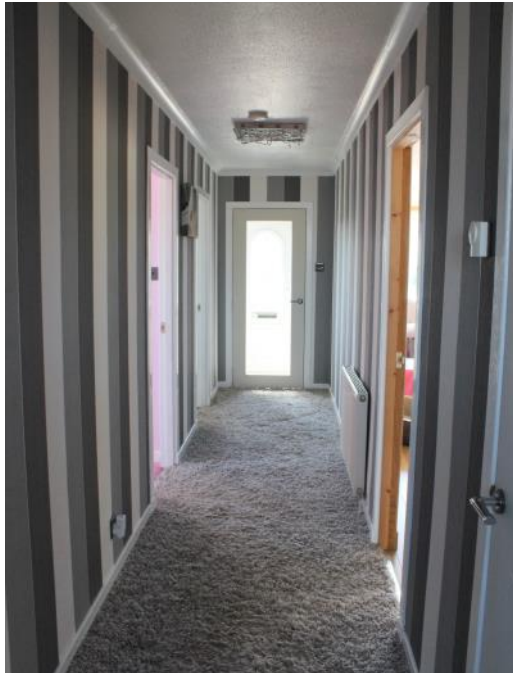
HOME REPORT VALUE IS £190,000

Property **For Sale**

2 Kilmarnock Drive, Cruden Bay, AB42 0NG

**Offers Over £175,000**





#### 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.



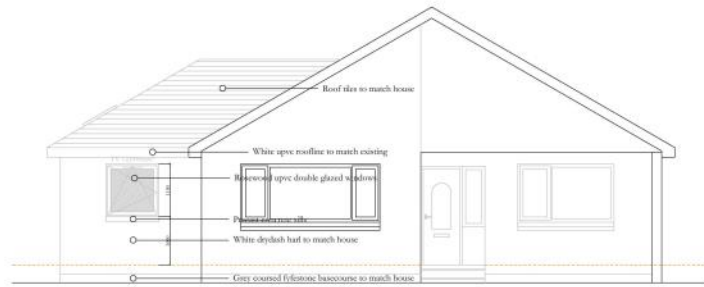
#### Outside

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.

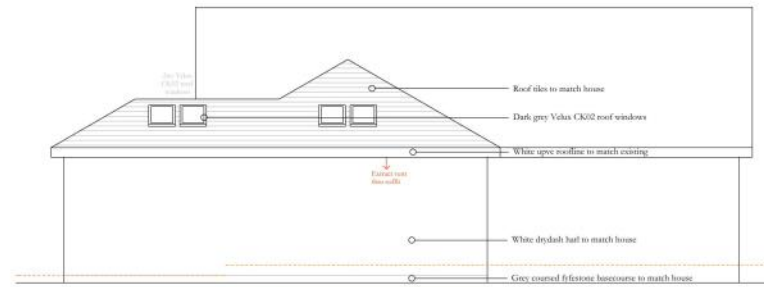


**APPROVED**  
 In terms of the decision dated  
**2 OCTOBER 2018**

*Paul C. Gray*



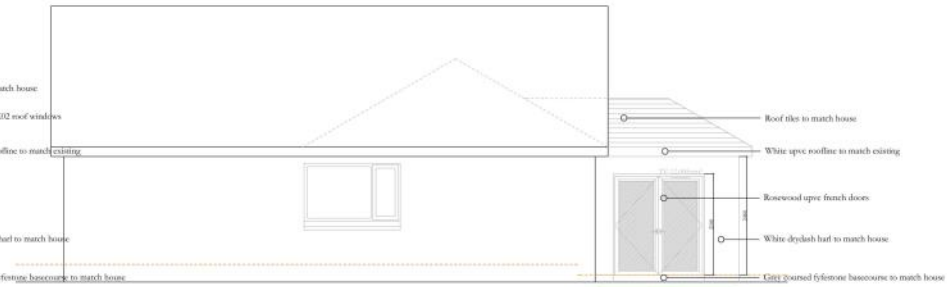
South (front) Elevation as Proposed 1.50



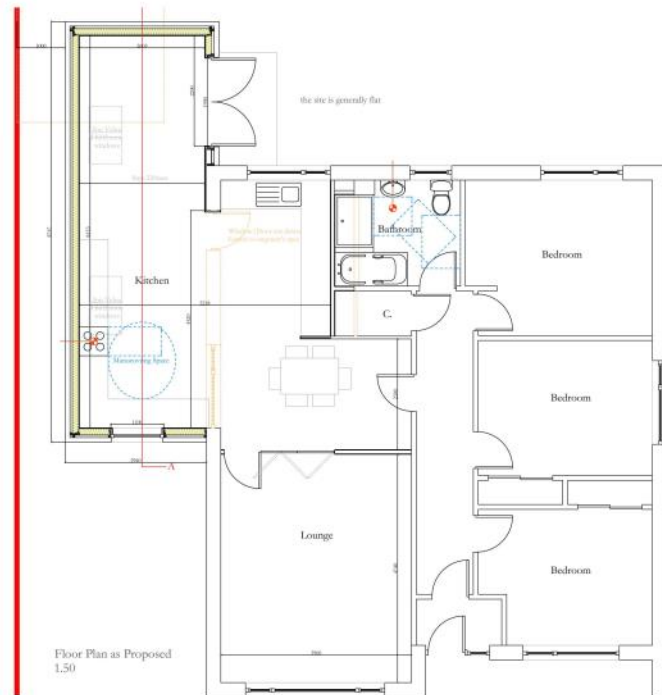
West Elevation as Proposed 1.50



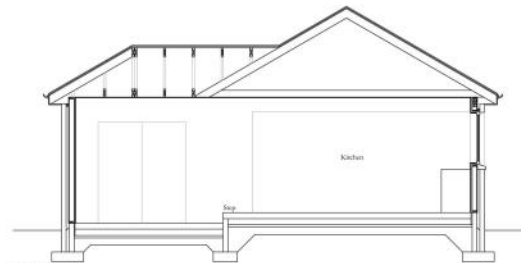
North (rear) Elevation as Proposed 1.50



East Elevation as Proposed 1.50



Floor Plan as Proposed 1.50



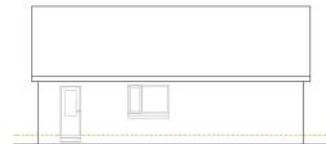
Section A-A 1.50



Ground Floor Plan as Existing 1.100



South (front) Elevation as Existing 1.100



West Elevation as Existing 1.100



North (rear) Elevation as Existing 1.100



East Elevation as Existing 1.100

REVISED: Kevin O'Brien 11/06/2018  
**Kevin O'Brien Architects** LTD  
 41 BROAD STREET, PETERHEAD, AB9 9L  
 CLIENT: Ms Rachel Falsoner

PROJECT: Proposed Domestic Extension  
 2 Kilnsmock Drive  
 Cruden Bay  
 DWG: General Arrangements

STATUS: **RIBA Stage 3**  
**Planning**

SCALE: as noted @ A1 DATE: Jun 2018  
 JOB: 18034 DWG NO: L(0)301 REV: A

## Property Description

2 Kilmarnock Drive, Cruden Bay, AB42 0NG

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.

## Property Details

Viewing	Gray & Gray on 01779 480222
Entry	To be arranged
Postcode	AB42 0NG
EPC Rating	D
Council Tax Band	D



### Peterhead

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