

18 Whinnyfold

CRUDEN BAY, ABERDEENSHIRE, AB42 0QH



STUNNING HISTORIC COASTAL VILLAGE - DETACHED DWELLING - HUGE POTENTIAL AS A HOLIDAY LET



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18 Whinnyfold, located in the picturesque historic hamlet of Whinnyfold, is a traditional detached three-bedroom dwelling with spacious versatile living accommodations over two levels. The property further benefits from fresh neutral décor, double-glazed windows, electric storage heating, and two multi-fuel stoves.

The property comprises a front porch, with access to the hallway, and all other accommodation. A spacious lounge with a multi-fuel fire that allows access to the upper floor via an open stairway.





The kitchen is fitted with a multitude of wall and base-mounted units with a mixture of integrated and freestanding appliances, and is open plan to the dining/family area, which is flooded with natural light, and also has a wood-burning stove.







The bedroom on the ground floor is spacious and has integrated wardrobe space. There is a centrally located four-piece family bathroom which completes the ground floor accommodation.







On the first floor, there is a large open-plan landing that allows ample space for a home office. There are a further two double bedrooms on this floor, both with fitted wardrobes/cupboards. A family shower room completes the accommodation.

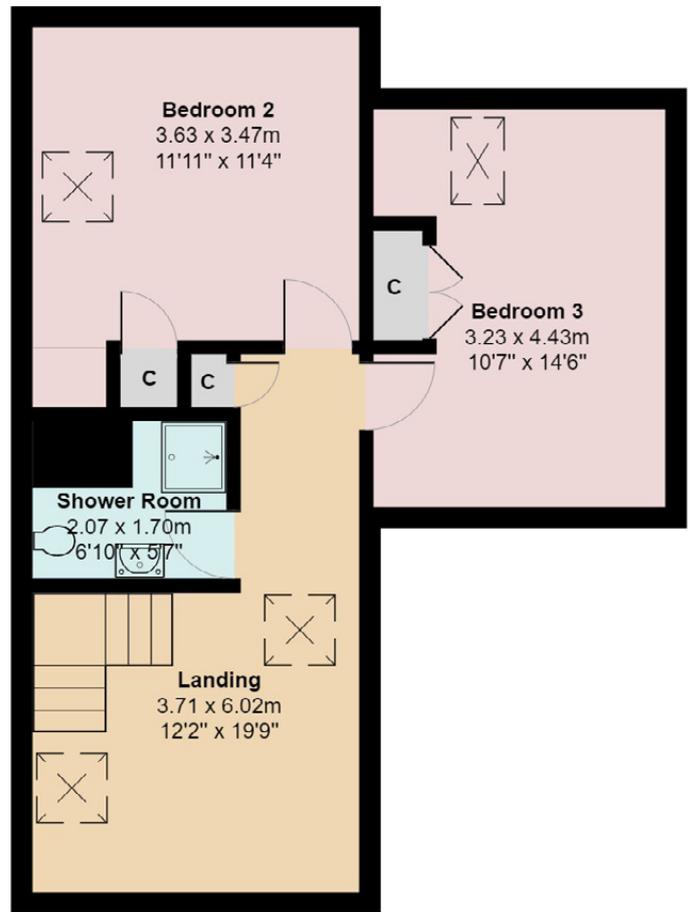
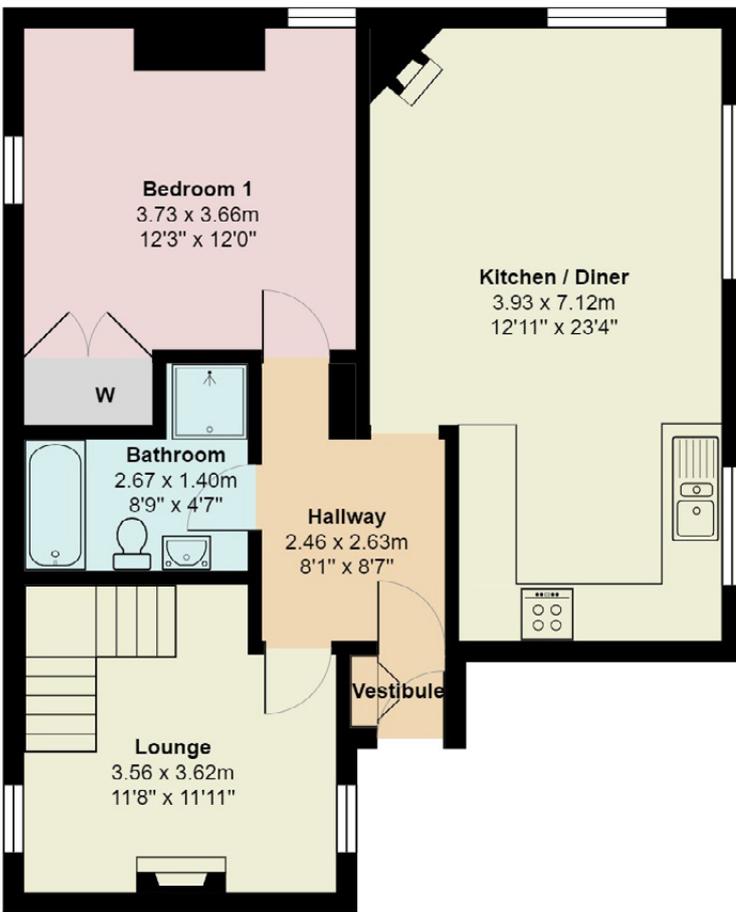




Bedroom 3







Gross internal floor area (m²): 116m²

EPC Rating: G

Extras (Included in the sale):

All floor coverings, blinds, curtains, and light fittings are included in the sale.



This traditional cottage must be viewed to fully appreciate the location of the property and its stunning surroundings. The area is popular with visitors, especially during peak seasons, so the cottage could also be a very lucrative holiday let or provide a perfect 'lock up and leave' coastal bolthole.

A large wooden outbuilding attached to the property is utilised as a utility room and provides additional storage. The garden is laid mostly to lawn with raised vegetable beds and a large decked area which is perfect for enjoying the afternoon sun and some alfresco dining. Parking is available at the side of the property.

The Property



Whinnyfold is a small, cliff-top hamlet of fisher cottages built in the 1860s at the southern end of Cruden Bay on the northeast coast of Scotland. The surrounding area is a designated site of special scientific interest, attracting colonies of cliff-nesting seabirds, including kittiwake, guillemot, razorbill, fulmar and shag. The area is renowned for its beautiful blue flag beach, stretching for approximately 2.5km, where abundant wildlife can be seen; from seals, dolphins the occasional visiting whale, and numerous seabirds. A brisk walk or evening stroll will take you along spectacular beaches and rugged coastal paths where you will eventually stumble across the Historic Slains Castle, which can be seen from the bay and the beaches.

Nearby, Cruden Bay is a picturesque coastal village with a range of amenities, affording the opportunity to reside in pleasant rural and seaside surroundings and within easy commuting distance of Aberdeen and Peterhead. Cruden Bay is also home to the renowned Cruden Bay Golf Club, hailed as one of the best natural links courses in the world. With Cruden Bay, Trump International, Murcar, and the Aberdeen links courses situated in such proximity, golfers from around the world come to the area in search of pure links golf. The original and best form of the game, all of which are frequented by numerous visitors, especially during peak seasons.



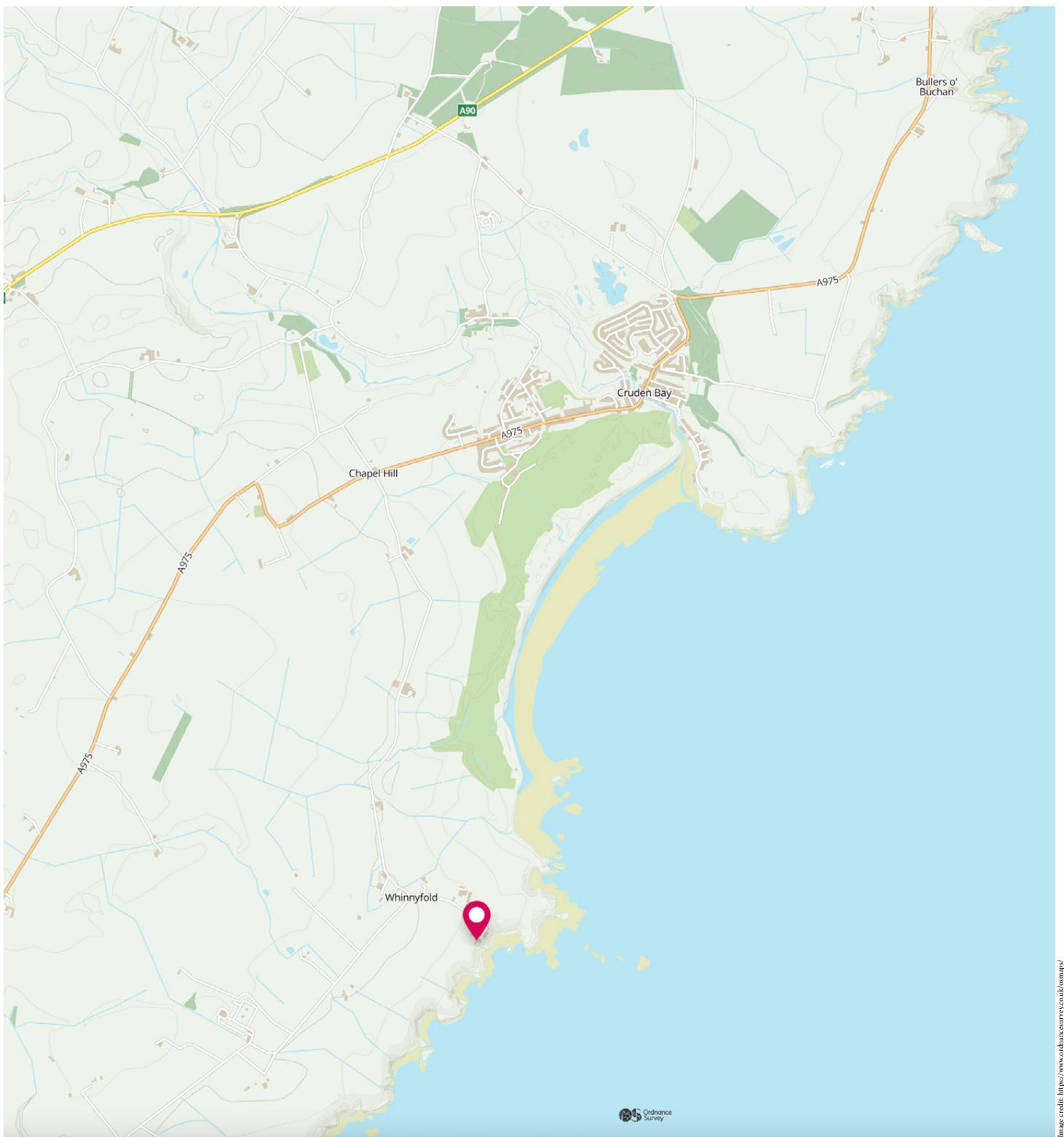


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