



**LUXURIOUS INTERIOR AND OUTSTANDING VIEWS
WITH ACCESS ONTO THE SECOND TEE OF CRUDEN
BAY GOLF COURSE**

ERROLL COTTAGE, AULTON ROAD, CRUDEN BAY, ABERDEENSHIRE, AB42 0NJ

savills

LUXURIOUS INTERIOR AND OUTSTANDING VIEWS WITH ACCESS ONTO THE SECOND TEE OF CRUDEN BAY GOLF COURSE

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Ground floor: Entrance porch ♦ Family room ♦ Boot room
Bedroom with dual aspect en suite shower room ♦ Bedroom with en suite bathroom and separate shower enclosure ♦ Bedroom with en suite bathroom and separate shower enclosure and dressing room

First floor: Open plan sitting room/dining room/dining kitchen with terrace access ♦ Utility room ♦ Study ♦ Bedroom with en suite bathroom and separate shower enclosure

Second floor: Bedroom with en suite bathroom and separate shower enclosure including terrace access ♦ Lower ground floor Cellar

EPC = C

Peterhead 8 miles, Aberdeen 23 mile, Aberdeen Airport 24 miles, ABZ Business Park 24 miles

Location

Cruden Bay is a small village on the north coast of the Bay of Cruden, Aberdeenshire

Just west of Slains Castle, Cruden Bay is said to have been the site of a battle in which the Scots under King Malcolm II defeated the Danes in 1012. Traditionally, the name was derived from the Gaelic Croch Dain (Slaughter of Danes). Cruden Bay is a firm favourite with tourists thanks to its big skies and wide horizons, sandy white beach, crystal clear waters and quaint fishing harbour while one of Aberdeenshire's finest sandscapes can be seen at the Cruden Bay Golf Club, a traditional Scottish links course originally designed by Tom Morris of St Andrews and re-designed in the 1920s by Tom Simpson and Herbert Fowler. The panoramic views across the coast and of Slains Castle in the distance are breath-taking. Erroll Cottage offers direct access onto the second tee of the course.

Cruden Bay has a medium-sized primary school and secondary pupils are bussed to nearby Peterhead Academy. There are a few small shops, a chemist/newsagent, a post office/hardware, a craft shop and a general store. There is also a medical surgery and a library. There are also many sports facilities, tennis courts, and two football pitches. The school and public hall house a number of youth groups such as Girlguiding UK.

Description

The original home on the site of Erroll Cottage was replaced in 2007/2008 by a substantial modern 2.5 storey detached house with pitched slate roofs and an interior finished to a very high specification. A consistent theme throughout is the extensive use of dark oak doors, door frames, skirting boards and flooring. The main staircases and stairwells and other selected areas are carpeted. There is a comprehensive range of contemporary plum coloured base, drawer and wall cabinets in the kitchen, complemented by luxury work surfaces. White Fired Earth sanitary ware is fitted to all five bathrooms with some featuring rolltop or free standing baths, over sized shower enclosures and mains operated drench shower heads. To complete the modern feel are the glass panel balustrades.

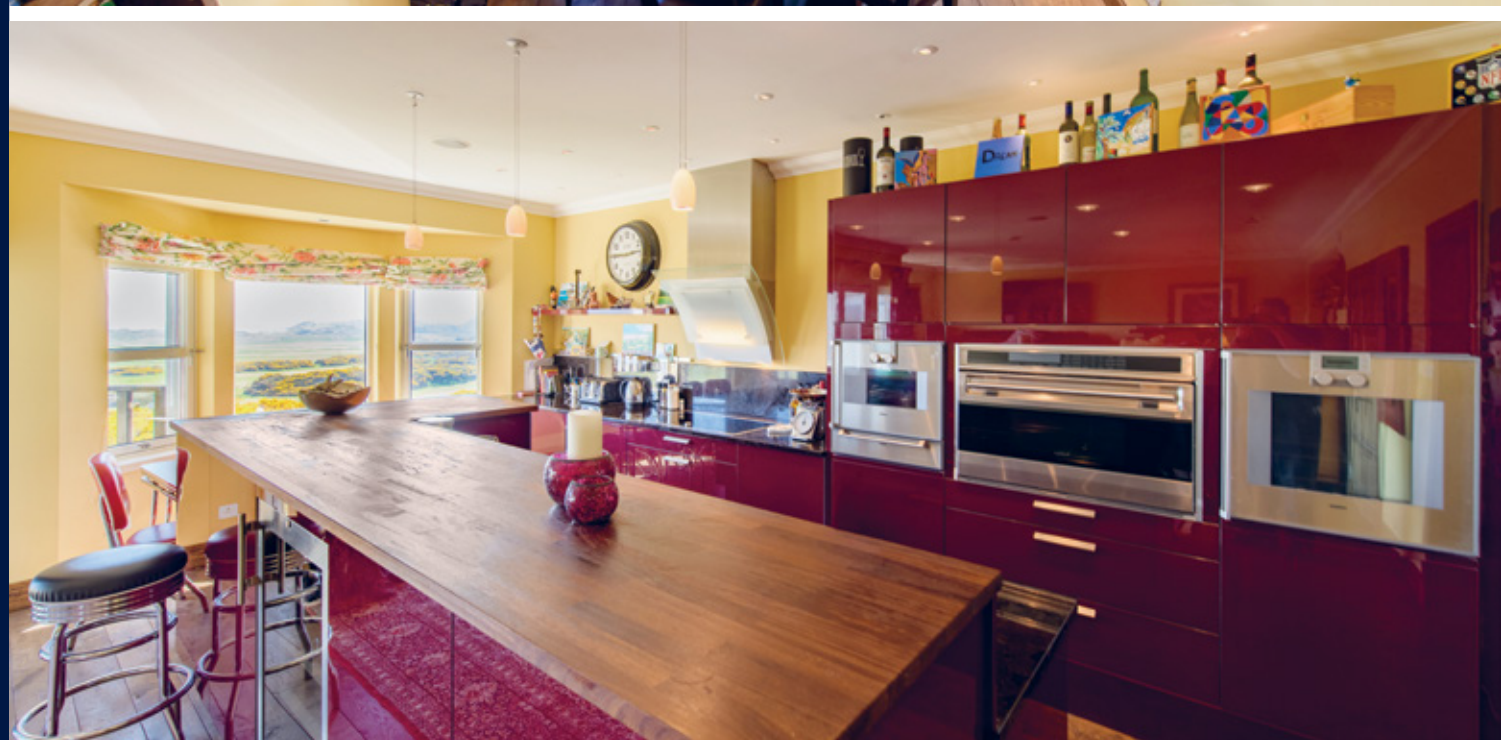
Accommodation

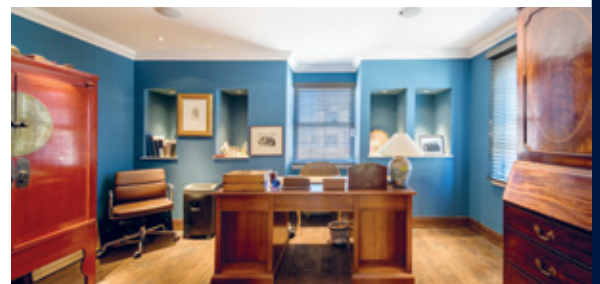
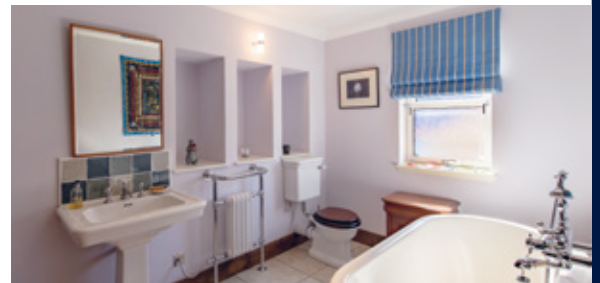
A front entrance porch gives access to storm doors within the monochrome tiled floor area. Spacious hallway areas have double and single storage cupboards. The open plan reception areas are simply superb. The heart of the home is the open plan dining kitchen, sitting room and dining room which features French doors and centre patio doors flanked by a bay window on either side. Being on the first floor, this takes full advantage of the golf course views and provides fantastic alfresco space with large decked areas. Fitted library style bookcases fill one side of the dining room and a staircase leads to the study, which is an ideal retreat for those who work from home. With a front facing aspect is the family/television room. The principal bedroom suite with dressing room, and en suite with freestanding bath and patio doors to the decking area is of particularly generous proportions. A bedroom with patio doors leading onto decking also has an en suite bathroom with roll top bath, separate shower enclosure and twin wash hand basins. Adjacent to the study is a double bedroom with dual aspect en suite which is also accessed from the hallway. Again this room has a free standing roll top bath and separate shower enclosure. A further double bedroom has an en suite shower room. Another en suite double bedroom benefits from garden and golf course views. A useful boot room has side external access and a Belfast style sink while for everyday domestic tasks there is a laundry room with plumbing for a washing machine and space for a tumble dryer. A lower level basement room is currently used as a wine cellar.

Outside

At the bottom corner of the garden is a stone outbuilding with a flat felt covered roof, electricity and currently used as a storage space.







Services

Mains water. Mains Electricity. Mains drainage. Timber framed double glazed casement windows

The property is fully centrally heated from a ground source heat pump system, installed in 2008 at the construction of the house by W Mitchell, Sustainable Energy Heating Solutions of Stuartfield.

Within the external plant room there is a floor mounted NIBE Fighter 1140 ground source heat pump (15kW) and a wall mounted NIBE FLM 40 exhaust air module. Room heating is by underfloor heating. The system is controlled by a programmer in the plant room and by control panels in each room and common area. There is a hot water cylinder within the plant room, with approximate dimensions of 750mm x 1750mm. This is heated by the heat pump and by the roof solar panels.

Fixtures and fittings

All high quality fitted carpets, fitted floorcoverings, Gaggenau dishwasher, Liebherr freezer drawer, Gaggenau warming drawer, Gaggenau oven, Wolf oven, Gaggenau grill, Miele larder style side refrigerator and freezer, Liebherr wine chiller, under unit freezer, Gaggenau five ring hob, opaque glass style extractor cooker hood, window blinds, curtains, lights and bathroom fittings are included in the sale price.

Local Authority

Aberdeenshire Council Band - G

Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

To be by mutual agreement.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Viewing

Strictly by appointment with Savills – 01224 971110.

Photographs taken May 2017

FLOORPLANS

Gross internal area (approx):
364.35 sq.m (3922 sq.ft)



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