



# Historic harbour setting

Sealladh Na Mara, 18 Harbour Street, Port Erroll, Cruden Bay, AB42 0NB

Freehold









**Historic harbour setting. Private courtyard opposite with access to the Water of Cruden estuary**

Hallway • Sitting room • Dining room • Modern kitchen  
Ground floor principal bedroom with en suite wet room  
First floor • Two double bedrooms • Family bathroom  
with separate shower • EPC Band C

**Mileages**

Newburgh 9.9 miles, Ellon 11.2 miles, Peterhead 8.3 miles, Aberdeen 23.2 miles. (All distances are approximate).

**Summary**

This delightful mid terrace two storey house has a single storey rear extension with private courtyard on the opposite side of Harbour Street extending to the Water of Cruden estuary on which there is a timber cabin. The house dates back to around 175 years ago and the extension was thought to be created between 30-50 years ago. The current owners substantially renovated the property in 2011. The internal doors are pine panelled and the majority of skirtings and facings are also in a pine finish. There is a combination of self coloured carpets, tiled and hard flooring.

**Accommodation**

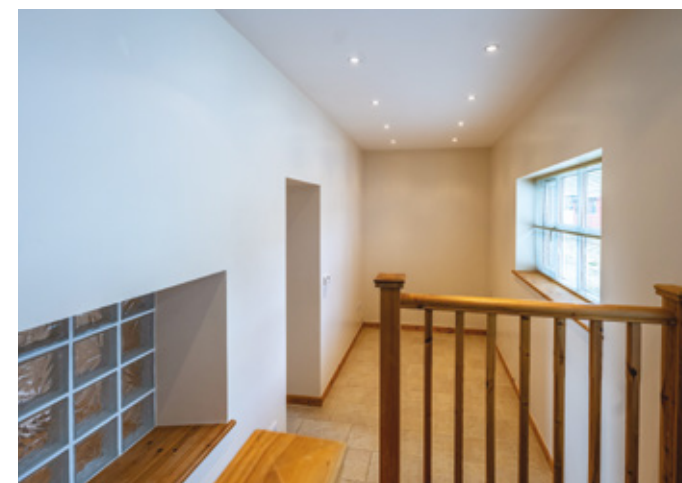
A wooden door opens to a porch with tiled floor and staircase to the first floor with a timber hand rail. Accessed from here is the delightful sitting room with its stone pointed surround housing a multi fuel stove. There is a cosy dining room with steps up to a contemporary elongated galley kitchen fitted with wall and floor units with wooden worksurfaces. Appliances

include a Baumatic five burner range cooker with electric oven and additional Miele double burner, Whirlpool microwave, Lamona dishwasher and washing machine, John Lewis refrigerator and freezer and a door to a useful store housing a back door to a lane to the rear. On the other side of the porch is the principal bedroom with window seat with cupboard under and a tiled en suite shower / wet room with pedestal washbasin and WC and with a frosted opaque window to the kitchen.

The staircase continues up to the first floor. Two double bedrooms have front facing bay window aspects. The tiled family bathroom features a freestanding Heritage roll top bath with ornate claw feet and hand held shower cradle. There is also a WC, pedestal washbasin and large shower enclosure with Mira shower.

**Situation**

Cruden Bay is a small village on the north coast of the Bay of Cruden, Aberdeenshire, just west of Slains Castle. It is a firm favourite with tourists thanks to its big skies and wide horizons, sandy white beach, crystal clear waters and quaint fishing harbour. 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 breathtaking. Cruden Bay has a medium-sized primary school, while secondary schooling is available at Peterhead Academy. There are a few small shops, a chemist/newsagent, a post office, a craft shop and a general store. There is also a medical practice and library. There are good sports facilities, with tennis courts and two football pitches. The school and public hall house a number of youth groups such as Girlguiding UK.

To the north, there is the town of Peterhead, which was founded by fishermen and developed as a planned settlement. In 1593 the construction of Peterhead's first harbour, Port Henry, encouraged the growth of Peterhead as a fishing port and established a base for trade. A lifeboat station was first established in 1865. A new phase of growth was initiated in the 1970s with Peterhead becoming a major oil industry service centre, and the completion of the nearby St Fergus gas terminal. At this time, considerable land holdings were allocated for industrial development. It retains a relatively diverse economy, including food processing, textiles, service industries and, still importantly, fishing.

To the south lies Newburgh, where you can find a village shop, as well as an 18-hole golf course. Trump International Golf Links, a world renowned

course, is located along the road from Newburgh. Ellon is a picturesque town positioned by the River Ythan. The areas surrounding Ellon have a rich agricultural heritage while facilities there include hotels, restaurants, specialist shops and a Tesco superstore. Leisure and sporting facilities are available at the community swimming pool and sports complex, rugby, football and hockey pitches at The Meadows Sports Complex, and golf at the McDonald Golf Club. Secondary education is catered for at Ellon Academy.

Approximately 24 miles away from Cruden Bay lies the city of Aberdeen. The international airport offers regular flights to London and other UK and European cities. The Aberdeen Western Peripheral Route provides improved travel in and around Aberdeen and a quicker and more direct route south. There are regular train services from Aberdeen, including a sleeper to King's Cross, London. Aberdeen provides all the services of a major city, including business and leisure facilities, theatres and cinemas, restaurants and a wide range of shopping. There is private schooling including Robert Gordon's School, St Margaret's, and Albyn School as well as the International School at Pitfodels. There are two universities and several colleges of further education.

#### **General Remarks** **Viewings**

Strictly by appointment with  
Savills - 01224 971 110







### Solicitor

Gray & Gray, 69 Station Road,  
Ellon, Aberdeenshire AB41 9AR

### Local Authority & tax band

Aberdeenshire Band C

### Services

Mains electricity, gas, water and drainage. The ground floor has underfloor heating and the first floor has panel radiator heating. There is one conservation velux roof window in the front elevation and three at the rear. Windows and external doors were renewed in 2010/2011. The front windows are timber framed, double glazed sash and casement windows. The rear windows are white uPVC framed double glazed casement windows.

### Outside

On the opposite side of Harbour Street is a private stretch of land that extends down to the Water of Cruden estuary. There is a substantial painted timber cabin overlooking the estuary and beach. It has a pitched roof, three timber framed double glazed windows, a pair of external doors with double glazed upper panes and internal timber linings. There is a concrete plinth suitable for a stove. It is fitted with an RCD protected main switch, lights and sockets, although there is no electricity supply as yet. This could be achieved by laying an armoured cable across the road from the house or installing a new supply to serve the cabin. The floor area of the cabin is 17.5 sqms. In front is an integral area of raised decking which is the perfect spot for wonderful sea

and beach views. There is also a strip of ground of roughly equal width to the house, which extends to the edge of the Water of Cruden estuary. Its roadside and two side boundaries are defined by timber post and rail fences. It is sub-divided between a gravelled area which leads to the cabin.

To the rear of Sealladh Na Mara is a tarred communal lane that is accessed off Hay Street.

### Conservation Area and Listing

The property lies within the Port Erroll Conservation Area.

### Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

### 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

Vacant possession and entry will be given on completion.

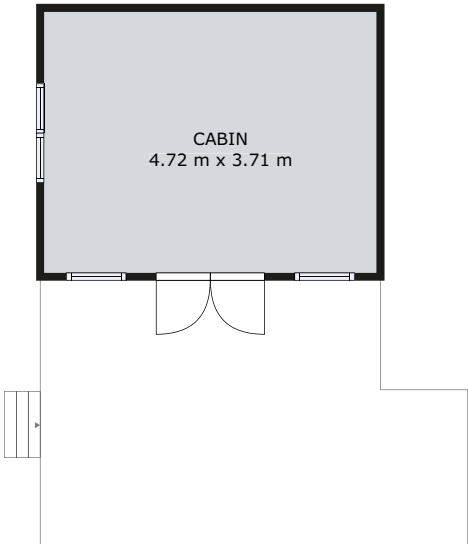
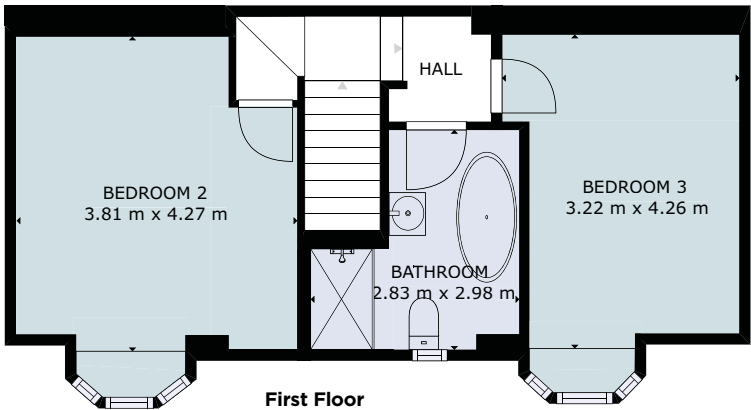
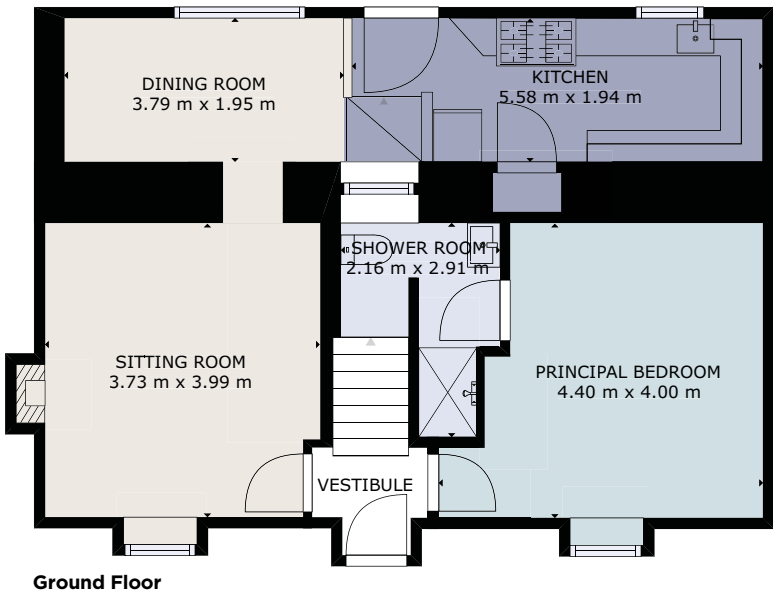
Sealladh Na Mara, 18 Harbour Street, Port Erroll,  
Cruden Bay, AB42 0NB  
Gross internal area (approx)  
Total 111 sq m / 1,194.79 sq ft

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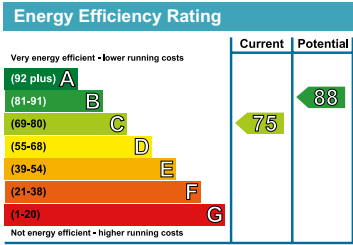
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