



Ythan, Saddlers Rise | Pitmedden | AB41 7AD

Five Bedroom Home with Double Garage

Fixed Price £540,000

We are delighted to offer for sale this luxurious, newly built 5 bed detached ‘Ythan’ in the new Claymore’ Milldale View’ development of Pitmedden. Situated approximately 5 miles from Ellon, Pitmedden is a popular and expanding village. It is within easy commuting distance of Aberdeen, the Airport and Bridge of Don. There are local shops, a hotel, health centre and primary school with secondary education available at Meldrum Academy. From Aberdeen take the B999 Aberdeen to Tarves road for some distance until reaching the village of Pitmedden.

This property has the benefit of generous Kitchen and Bathroom allowances that allows the incoming purchaser to choose their finish from our range of German Kitchens.

On the ground floor of this property the spacious and welcoming reception hallway allows access to the store, handy WC and the staircase. There is a spacious front facing Lounge with a large window as well as a double integral garage. Double doors lead into the stunning open plan kitchen, dining, sun lounge that offers a truly contemporary but functional living space. This kitchen can be designed with a luxurious German kitchen of your choice. At the rear of the property there is another spacious room that can be utilised to suit your family lifestyle such as a games room, toy room, family room etc. On the upper floor there are 5 bedrooms that all have access to an en-suite. The substantial sized master bedroom is fitted with a walk in wardrobe and boasts a private en-suite shower room. Both bedrooms 2 and 4 have a large space, are fitted mirrored wardrobes and have access to a jack & Jill en-suite. Again bedrooms 3 and 5 benefit from access to a Jack & Jill en-suite.

The property is finished to a high standard including oak doors with mdf skirting and facings throughout. The windows are UPVC double glazed and the Driveway is tarred.

This modern development with its wonderful living proportions and high specification finish, combined with private parking, garage and garden, presents a superb opportunity for family buyers seeking a quieter location all within an easy commute.

At the moment Claymore Homes are offering excellent incentives on this property with LBTT Paid!

Viewing is highly recommended to appreciate the quality of this property.

* Terms and conditions apply

ACCOMMODATION

Ground Floor

Entrance Hallway

Cloakroom

6'7" x 5'3" (2.01m x 1.6m) approx.

Lounge

18'4" x 17'8" (5.59m x 5.39m) approx.

Family Room/Sun Lounge

24'4" x 18'3" (7.42m x 5.56m) approx.

Kitchen

16'3" x 12'2" (4.95m x 3.71m) approx.

Utility Room

11'8" x 7'5" (3.56m x 2.26m) approx.

Games Room

17'9" x 17'3" (5.41m x 5.26m) approx.

Double Garage

18'4" x 17'7" (5.59m x 5.36m) approx.

First Floor

Upper Hallway

Master Bedroom

21'1" x 17'8" (6.4m x 5.39m) approx.

En Suite

7'11" x 7'4" (2.41m x 2.24m) approx.

Bedroom 2

17'8" x 17'5" (5.39m x 5.31m) approx.

Jack and Jill En Suite 1

8'5" x 8'4" (2.57m x 2.54m) approx.

Bedroom 3

17'8" x 14'5" (5.39m x 4.4m) approx.

Bedroom 4

17'8" x 13'9" (5.39m x 4.19m) approx.

Jack and Jill En Suite 2

10'11" x 6'8" (3.33m x 2.03m) approx.

Bedroom 5

12'9" x 10'11" (3.89m x 3.33m) approx.

Oil Central Heating

Double Glazing

Ythan - Pitmedden



First Floor



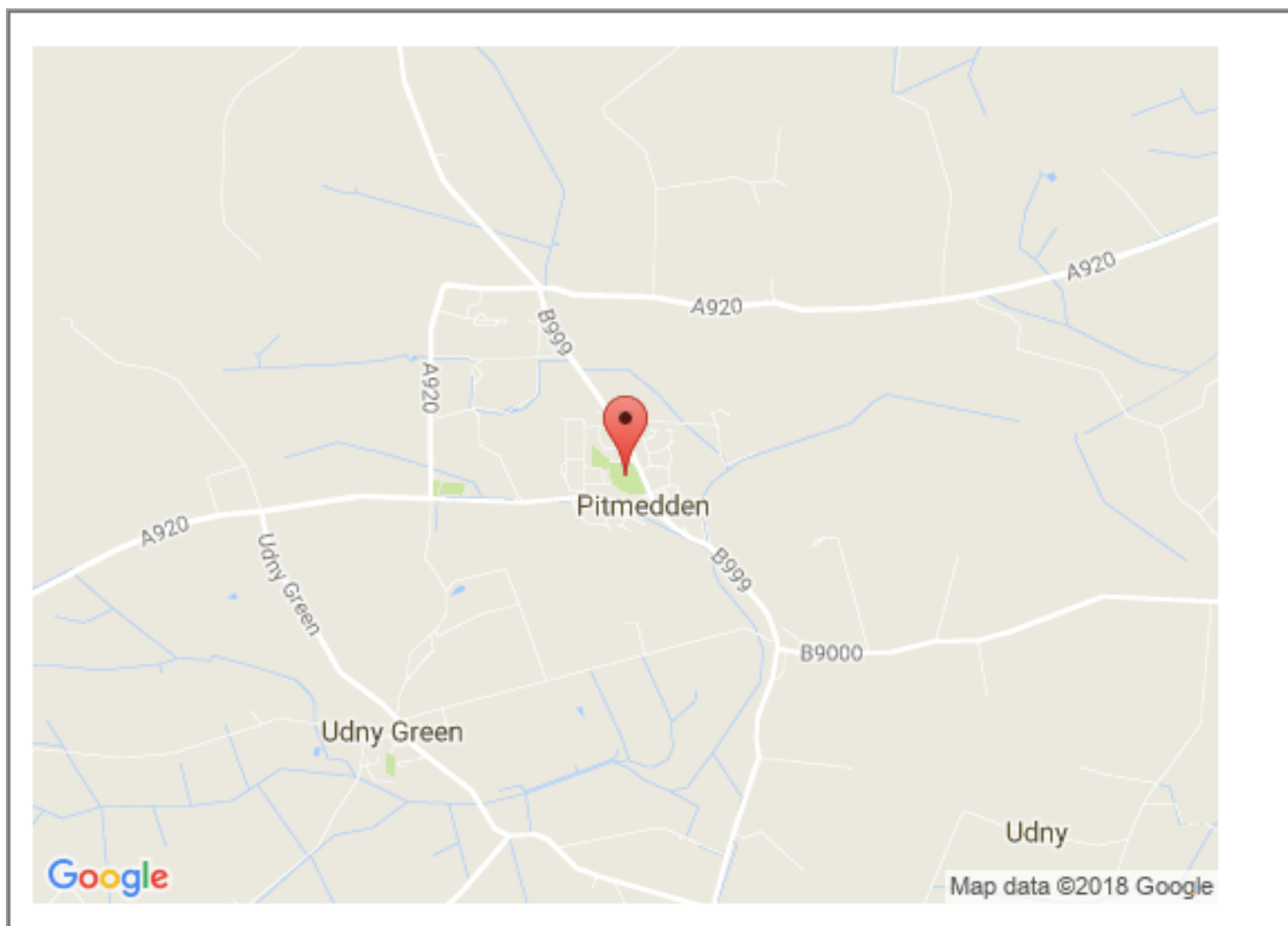
Ground Floor

CLAYMORE
HOMES

Floor Plan

Viewing By Appointment Telephone 01779 821115 or By
Arrangement with Ledingham Chalmers on 01224 632500

Property location



Directions: Travelling north on the A90 Aberdeen-Ellon Road on reaching the B&Q roundabout take the first exit onto the B999 Tarves Road; continue straight ahead for some 10 miles to the village of Pitmedden.

Location: Pitmedden is a thriving country village with a range of local shops, restaurants, primary school, (secondary education at Oldmeldrum Academy) recreational and leisure facilities with a host of activities for the immediate community. The property is within easy commuting distance of Aberdeen City and is convenient for the oil-related offices at Dyce, Bridge of Don and Aberdeen Airport. Further afield at nearby Ellon and Oldmeldrum, a more extensive range of shopping and leisure facilities is available.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.