



Ythan Nethermill Heights | Cruden Bay | Peterhead | AB42 0SH

An awe-inspiring 6 bedroom detached home

Prices From £434,950

An exciting new development of luxury housing is coming to Cruden Bay!

Phase One of the Claymore Homes Nethermill Development, a luxury site of 3,4,5 and 6 bedroom homes is now released.

Stunning both inside and out, the Ythan boasts many outstanding features. A generous front-facing lounge and the well-proportioned open plan kitchen/dining/living area form the basis of a fantastic home, designed to suit modern family living. Also on the ground floor are a games room, a cloakroom and a utility room leading to the integral double garage. The impressive stairway gives access to the master bedroom, boasting an en-suite shower room and superb dressing room. The 5 remaining first floor bedrooms are served by a family bathroom.

Claymore's free custom design service gives you the opportunity to modify their standard house layout to create a home that suits your lifestyle and budget. Their experienced team will guide you through the design process, ensuring that even the smallest detail is tailored to your needs.

Claymore are delighted to offer their customers exclusive access to Modena Interiors Ltd's showroom, where you can browse the superior quality German kitchens on display

Their expert designers will assist you in selecting your dream kitchen and bathrooms, whatever your budget.

Claymore prides themselves on the high standards of craftsmanship and meticulous attention to detail. They strive to achieve the highest level of finish, inside and out.

Not only do they maintain superior levels of quality control, but your home will also be independently inspected by Premier Guarantee and covered by a 10 year warranty.

ACCOMMODATION

Lounge

19'7" x 18'0" (5.97m x 5.49m) approx.

Games Room

14'1" x 13'1" (4.29m x 3.99m) approx.

Kitchen/Dining/Family

35'8" x 14'1" (10.87m x 4.29m) approx.

WC

6'2" x 5'2" (1.88m x 1.58m) approx.

Store

5'2" x 4'6" (1.58m x 1.37m) approx.

Utility

12'1" x 6'5" (3.68m x 1.96m) approx.

Garage

19'7" x 17'7" (5.97m x 5.36m) approx.

Master Bedroom

17'7" x 14'4" (5.36m x 4.37m) approx.

En Suite

7'5" x 6'5" (2.26m x 1.96m) approx.

Dressing Room

7'5" x 6'5" (2.26m x 1.96m) approx.

Bedroom 2

15'4" x 9'8" (4.67m x 2.95m) approx.

Bedroom 3

15'4" x 10'2" (4.67m x 3.1m) approx.

Bedroom 4

15'4" x 9'8" (4.67m x 2.95m) approx.

Bedroom 5

13'7" x 11'8" (4.14m x 3.56m) approx.

Bedroom 6

9'8" x 9'8" (2.95m x 2.95m) approx.

Bathroom

9'8" x 9'8" (2.95m x 2.95m) approx.

Gas Central Heating

Double Glazed Windows

10 Year Structural Warranty



Floorplan

Property location



Directions:

Travelling to Aberdeen and the south has never been easier, with easy access to the new Aberdeen Western Peripheral Route.

- 8 Miles to Peterhead
- 11 Miles to Ellon
- 26 Miles to Aberdeen

Location:

Surrounded by sandy white beach, crystal clear waters, a range of services and a friendly community; these are just a few of the reasons why Cruden Bay is so popular. There is always something to do in Cruden Bay. Below are just a few of the attractions that it has to offer:

- Nature reserves, with Bullers of Buchan on the doorstep
- Wildlife observing including sea birds, seals, dolphins and whales
- Cruden Bay golf course
- Slains Castle
- Sandy beach
- Port Erroll harbour

Local Amenities:

- Library
- Convenient public transport links to Aberdeen and surrounding areas
- Hotels
- Doctors
- Pharmacy
- Post office
- Grocery and convenience stores
- Primary school

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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.