



Plot 10, Stripeside,
Netherley, Aberdeenshire, AB39 3AB

**ledingham
chalmers**
estate agency



Exterior



Exterior

Four bedroom detached villas form part of a small exclusive development built by forbes homes, with attached double garage.



Exterior



Four beds.



Four bathrooms.



Two public rooms.

**We are delighted to offer sale the 'Corbie'
Plot 10 at the prestigious Stripeside
development built by Forbes Homes, builders
who know all about country living.**

Plot 10 is a superb family home boasting a master bedroom with spacious dressing room and en-suite, 1 further bedroom with en-suite and walk-in wardrobe, plus 2 additional bedrooms.

No matter what size of home, the lounge is the place where people can relax, chat, and enjoy each other's company. This spacious living room ensures that the family can enjoy time together in comfort with plenty of natural light. The living room also includes a log burning stove.

The kitchen will be modern and spacious with clean lines, exquisite materials and clearly structured architecture – these are the distinguishing marks of this designer kitchen.

There will be a choice of high specification furniture and integrated appliances - double oven, induction hob, ceiling mounted extractor hood, fridge freezer, dishwasher and finally to finish the look, a solid quartz worktop. The utility will also have a choice of high specification furniture and will be fitted with a 40mm laminate worktop.

The ground floor has underfloor heating throughout. On the 1st floor, electric under floor heating is fitted in the bathroom and en suite shower rooms.



Exterior



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Bathroom and En Suite Sanitary ware - Each bathroom and en suite will have a towel rail, an LED mirror above each wash hand basin and vanity unit (the master en-suite has an option for a double wash hand basin and vanity unit) along with a wall hung toilet pan and concealed cistern. All shower enclosures have a fixed head and slide rail option with Zen wet room fixed glass panels. A free-standing bath is included in the bathroom. Tiling supplied and installed as standard.

Sound system - The property is pre-wired for a Sonos Sound System with the option to install the system. All speakers are hardwired back to a central cupboard where the controllers will be located.

Flooring - A flooring package is included with the price of the property.

Window Blinds - Black out blinds will be installed in all bedroom areas, non-black out blinds installed in the lounge, kitchen and family room.

The extensive pre-landscaped garden includes plants, a fully paved driveway and patio areas.

All images used here are for illustration purposes only

Accommodation

Lounge	15'1" x 15'1"	4.6m x 4.6m
Kitchen/family room	21'9" x 29'0"	6.63m x 8.84m
Utility room	12'10" x 10'4"	3.91m x 3.15m
Home office	12'10" x 10'4"	3.91m x 3.15m
Bedroom one	13'5" x 14'7"	4.09m x 4.45m
En suite	8'6" x 7'0"	2.59m x 2.13m
Dressing wardrobe	12'8" x 7'0"	3.86m x 2.13m
Bedroom two	12'8" x 10'7"	3.86m x 3.23m
Walk-in wardrobe	6'11" x 7'4"	2.11m x 2.24m
Bedroom three	12'11" x 10'4"	3.94m x 3.15m
Bedroom four	12'2" x 10'4"	3.71m x 3.15m
En suite	6'11" x 7'4"	2.11m x 2.24m



Exterior



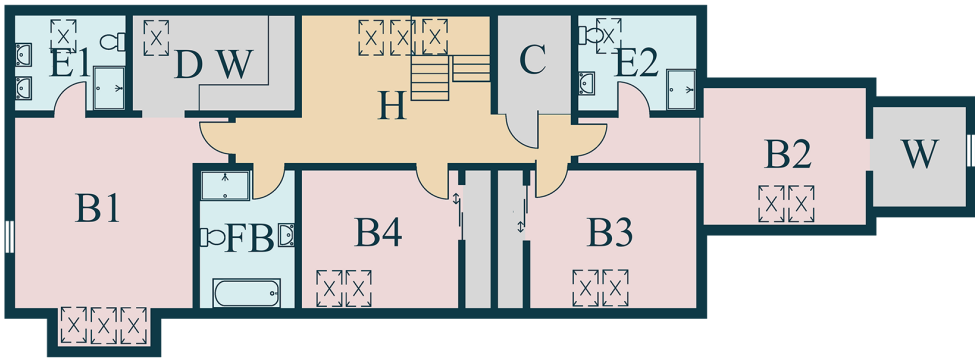
Exterior

Floorplan

GROUND FLOOR



FIRST FLOOR



Directions

From Aberdeen travel west along the South Deeside Road B9077 and pass the Milltimber bridge junction on the right hand side. Turn second left on to the B979 and continue along this road for just under 5 minutes. Turn left at the signpost for Lairhillock School. Follow this road for around 2 minutes, passing through the farm at the top of the hill. Look for the large white Stripeside sign on your left. Just after this sign, before the trees, the left turn left at the signpost for Crossley. Turn first left and Plot 10 is the 2nd house on the left.

Location

Netherley is located to the west of Aberdeen and enjoys easy access to the new Aberdeen bypass giving particularly easy access to Dyce, Stonehaven, Westhill and Cove. The highly regarded Lairhillock Primary School and Cults Academy are close by and transport is available to both. The International School is located in nearby Cults and there are several private schools in the city.

Aberdeen City Centre is a short drive, and offers a host of amenities including excellent shops, health and leisure facilities, cinemas and theatres, gardens and parks and regular transport links. Nearby Cults, Peterculter and Stonehaven provide additional local facilities. For lovers of the outdoors, there are a number of golf courses in the area and along Royal Deeside.

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 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.

Arrange a viewing

Viewing By appointment telephone 07850 657287 / 07715 609383 or by arrangement with Ledingham Chalmers on 01224 632500

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