



**The Spey, Meldrum Grange,**  
Oldmeldrum, Aberdeenshire, AB54 0EX

**ledingham  
chalmers**  
estate agency





Hallway





Lounge



Kitchen Diner

Reservations are now being taken for the spey, a contemporary new-build 5 bed detached villa in the new claymore homes' development at meldrum grange, oldmeldrum.

- • New-build six bed detached villa with games
- • Open-plan family/dining/kitchen
- • Versatile study/sixth bedroom
- • King size, master en-suite with dressing room
- • Four further double bedrooms
- • 10yr Premier Guarantee build warranty



**Five** beds.



**Two** bathrooms.



**Three** public rooms.

**Reservations are now being taken for The Spey, a contemporary new-build 5 bed detached villa in the new Claymore Homes' development at Meldrum Grange, Oldmeldrum.**

The property extends to 235sqm and opens to a large, welcoming entrance hall with convenient cloakroom and walk-in storage cupboard.

Stepping from the hall there is a well-proportioned formal lounge with large windows overlooking the front garden.

Also leading from the hall there is a spacious, open plan family/dining/kitchen with patio doors opening on to a large rear garden.

Adjoining the kitchen there is a versatile utility room with large pantry cupboard and doors to the garage and to the rear.

Upstairs there is ample space for a large family with a convenient, study/bonus room, four spacious double bedrooms, two of which share a Jack 'n' Jill ensuite.

There is a large family bathroom with separate shower and a generous king-size master bedroom with luxury en-suite and dressing room.

Externally, The Spey is presented with a double integral garage, wide driveway and generous garden grounds. Buyers will be able to choose from a wide selection of kitchens, bathrooms, additional sun lounge and finishing touches to personalise their home.

Claymore Homes will also be pleased to discuss a range of attractive incentives, mortgage assured and part-exchange options.



Bedroom



Bathroom





Lounge

The property will be protected by a 10yr Premier Guarantee build warranty.



Kitchen Diner



Accommodation

Lounge	15'9" x 15'4"	4.8m x 4.67m
Kitchen / dining / family	37'7" x 12'7"	11.46m x 3.84m
Master bedroom	16'0" x 15'4"	4.88m x 4.67m
Ensuite	11'8" x 8'2"	3.56m x 2.49m
Dressing room	11'8" x 8'2"	3.56m x 2.49m
Bedroom 2	11'8" x 10'8"	3.56m x 3.25m
Bedroom 3	11'8" x 10'8"	3.56m x 3.25m
Bedroom 4	11'8" x 10'8"	3.56m x 3.25m
Bedroom 5	12'7" x 11'8"	3.84m x 3.56m
Jack n Jill	8'8" x 4'9"	2.64m x 1.45m
Study	9'5" x 7'2"	2.87m x 2.18m
Family bathroom	7'5" x 6'8"	2.26m x 2.03m



Bedroom



Bathroom



## Floorplan





## Directions

From Aberdeen follow the main A947. On approaching Oldmeldrum continue straight ahead along Albert Road and on to Urquhart Road, bypassing Meldrum Garage to your right. Meldrum Grange development is located mid-way along Urquhart Road and will be easy to find with Claymore Homes banners and signage. Sales for the development will be conducted from the main Claymore sales centre in Mintlaw.

## Location

Situated within easy commuting distance of Dyce and Aberdeen, Oldmeldrum is a popular and expanding town. The town has a primary school and for older students, Meldrum Academy which also houses the local library and other community facilities. On the third Saturday in June the town hosts the world famous Meldrum Sports – a fun-filled, family day of highland games, pipe bands, agricultural displays and stalls. For keen golfers there are two golf courses - Oldmeldrum Golf Course and Meldrum Golf Course and Hotel. The town is on a regular bus route and is served by a range of small supermarkets, independent retailers, butchers, food outlets and health centre.

## Arrange a viewing

by arrangement with Claymore Homes 01779 821115

## Contact us

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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 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.