



**Haddo, Westcroft Park,**  
Fraserburgh AB43 7BF

**ledingham  
chalmers**  
estate agency





Lounge



Kitchen Diner

**Haddo, Westcroft Park,  
Fraserburgh AB43 7BF**

**Spacious five bedroom home, with optional  
sun lounge**



**Five** beds.



**Two** bathrooms.



**Two** public rooms.



**The attractive design of the Haddo provides a superb level of accommodation throughout.**

The ground floor comprises: a spacious lounge; and office / playroom which offer views of the front garden; an open plan kitchen / dining / family room providing ample space for relaxed, family living, with patio doors giving easy access to the back garden for al fresco dining; a separate utility room giving a means of entry from the attached, double garage; and a cloakroom.

All five bedrooms are located on the first floor. The master bedroom boasts a dressing room and en-suite shower room, with the four remaining bedrooms being served by a family bathroom.



Bedroom



Bathroom

## Accommodation and plans

Lounge	17'4" x 11'5"	5.28m x 3.48m
Kitchen/Dining/Family	26'6" x 12'8"	8.08m x 3.86m
Office	11'8" x 11'8"	3.56m x 3.56m
Utility	12'8" x 6'2"	3.86m x 1.88m
Garage	19'7" x 9'8"	5.97m x 2.95m
WC	7'9" x 5'2"	2.36m x 1.58m
Bedroom	12'1" x 11'8"	3.68m x 3.56m
En-Suite	7'2" x 5'9"	2.18m x 1.75m
Dressing Room	3'6" x 5'2"	1.07m x 1.58m
Bathroom	11'5" x 6'2"	3.48m x 1.88m
Bedroom	13'1" x 11'8"	3.99m x 3.56m
Bedroom	11'8" x 10'5"	3.56m x 3.18m



## Directions

To reach the development, take the A981 Fraserburgh to Strichen road, turn right at the Memsie crossroads, continue along this road and take the next right onto Westcroft Close, follow the road to the left and the development is located straight ahead.

## Location

Memsie is a beautiful place to live, and is conveniently located near Fraserburgh, and all the amenities the town has to offer. If you prefer a country location over living in a town, then Memsie is an ideal choice, with nearby access to shops, beaches, schools, and other essential facilities.

## Arrange a viewing

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

## 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.