



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

**ledingham  
chalmers**  
estate agency





Lounge

Ythan, Westcroft Park,  
Fraserburgh AB43 7BF

Large six bedroom detached home, with  
double garage and optional sun lounge



Kitchen Diner



Six beds.



Two bathrooms.



Two public rooms.

## 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 five remaining first floor bedrooms are served by a family bathroom.



Bedroom



Ensuite



## Accommodation and plans

Lounge	19'7" x 18'0"	5.97m x 5.49m
Games Room	17'4" x 13'1"	5.28m x 3.99m
Kitchen/Dining/Family	35'8" x 14'1"	10.87m x 4.29m
WC	6'1" x 5'2"	1.85m x 1.58m
Utility	12'5" x 6'1"	3.79m x 1.85m
Garage	19'7" x 17'7"	5.97m x 5.36m
Store	5'2" x 4'6"	1.58m x 1.37m
Bedroom	17'7" x 14'4"	5.36m x 4.37m
En-Suite	7'5" x 6'1"	2.26m x 1.85m
Dressing Room	7'5" x 6'1"	2.26m x 1.85m
Bedroom	15'4" x 9'8"	4.67m x 2.95m
Bedroom	9'8" x 9'8"	2.95m x 2.95m



## 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

Ledingham Chalmers  
Johnstone House,  
52-54 Rose Street, Aberdeen  
AB10 1HA

Tel: 01224 632500  
[enquiries@ledinghamchalmers.com](mailto:enquiries@ledinghamchalmers.com)

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.