



### Haddo, Nethermill Heights

Cruden Bay, Peterhead Aberdeenshire, AB42 0SH

ledingham  
chalmers  
estate agency

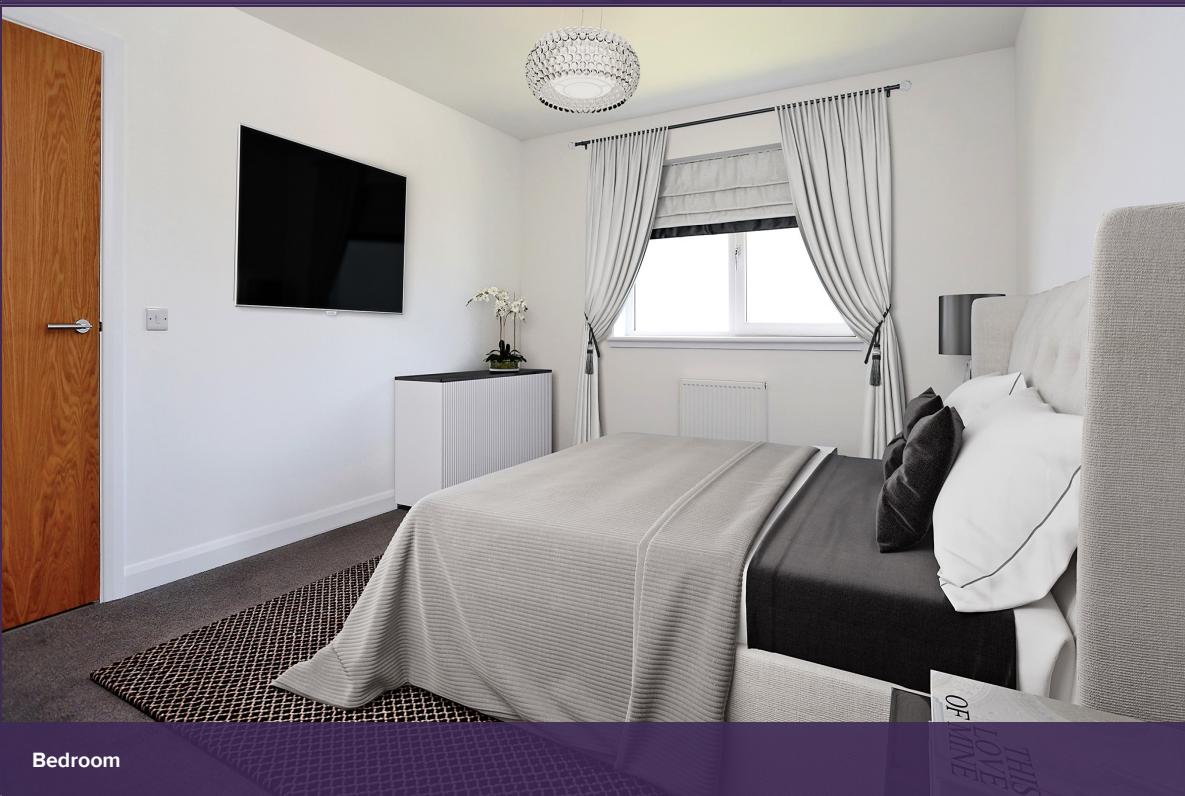


Lounge



**A stunning 5 bedroom detached home**

**Kitchen**



**Bedroom**



**Five beds.**



**Two bathrooms.**



**Three public rooms.**

## 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.

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.

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 Modenza 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.



Bathroom



## Accommodation

<b>Lounge</b>	17'4" x 11'6"	5.28m x 3.51m
<b>Kitchen/Dining/Family</b>	26'7" x 12'10"	8.1m x 3.91m
<b>Office/Playroom</b>	11'10" x 11'10"	3.61m x 3.61m
<b>WC</b>	7'10" x 5'3"	2.39m x 1.6m
<b>Utility</b>	12'10" x 6'3"	3.91m x 1.91m
<b>Garage</b>	19'8" x 9'10"	6m x 3m
<b>Master Bedroom</b>	12'2" x 11'10"	3.71m x 3.61m
<b>En Suite</b>	7'3" x 5'11"	2.21m x 1.8m
<b>Dressing Area</b>	5'3" x 3'7"	1.6m x 1.09m
<b>Bathroom</b>	11'10" x 6'3"	3.61m x 1.91m
<b>Bedroom 2</b>	13'1" x 11'10"	3.99m x 3.61m
<b>Bedroom 3</b>	11'10" x 10'6"	3.61m x 3.2m
<b>Bedroom 4</b>	11'10" x 10'6"	3.61m x 3.2m
<b>Bedroom 5</b>	9'2" x 8'10"	2.79m x 2.69m

## Floorplan



## 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

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 01779 821115 or By Arrangement with Ledingham Chalmers on 01224 632500

## Contact us

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