



Plot 6 Stripeside,
Netherley, Stonehaven, Aberdeenshire, AB39 3AB

ledingham
chalmers
estate agency





Lounge



Kitchen Diner

Plot 6

- Images are for illustration purposes only
- Crossley Design - PLOT 6
- £725,000
- Post Code for SAT NAV – AB39 3AB
- Close to a range of facilities
- Lairhillock Primary School & Cults Academy close by



Four beds.



Four bathrooms.



Three public rooms.

Stripeside's 4 bedroom detached villas form part of a small exclusive development built by Forbes Homes, builders who know all about country living.

We are delighted to offer sale the 'Crossley' Plot 6 at the prestigious Stripeside development built by Forbes Homes, builders who know all about country living. Plot 6 has been completed and there is a master bedroom with spacious dressing room and en-suite, 1 further bedroom with en-suite, 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. There is also a spacious open plan dining room with 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.

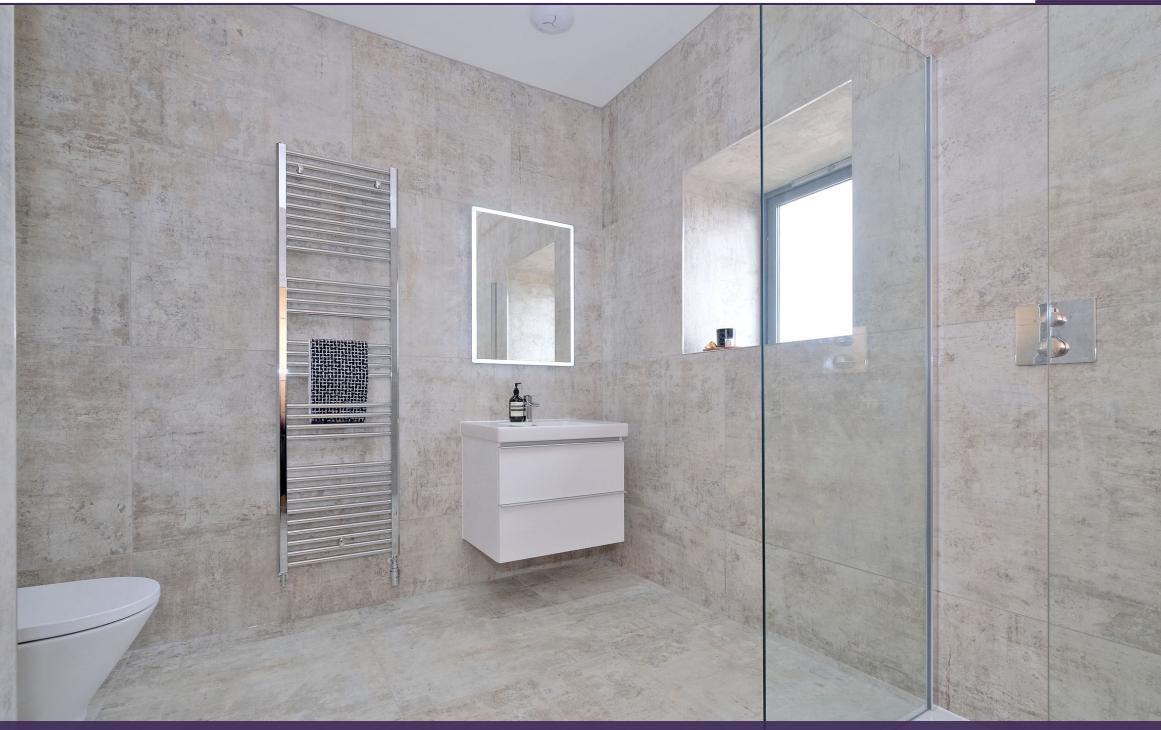
Underfloor Heating -The ground floor has underfloor heating throughout. On the 1st floor, electric under floor heating is fitted in the bathroom and en suite shower rooms.



First floor landing



Principle bedroom



Shower room



Garage

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 at standard.

Sound system - A Sonos Sound System is included with all speakers 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, dining and utility.

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

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Accommodation

Hall	11'1" x 26'5"	3.38m x 8.05m
Living room	18'3" x 26'5"	5.56m x 8.05m
Kitchen/ family room	24'7" x 25'5"	7.49m x 7.75m
WC/Shower room	9'9" x 8'4"	2.97m x 2.54m
Dining room	18'4" x 21'6"	5.59m x 6.55m
Utility room	11'10" x 6'5"	3.61m x 1.96m
Master bedroom	11'7" x 17'7"	3.53m x 5.36m
En-suite	6'1" x 10'5"	1.85m x 3.18m
Bedroom two with En-suite	14'5" x 11'4"	4.4m x 3.46m
Bedroom three	14'1" x 13'0"	4.29m x 3.96m
Bathroom	9'2" x 9'1"	2.79m x 2.77m
Bedroom four	14'5" x 14'1"	4.4m x 4.29m

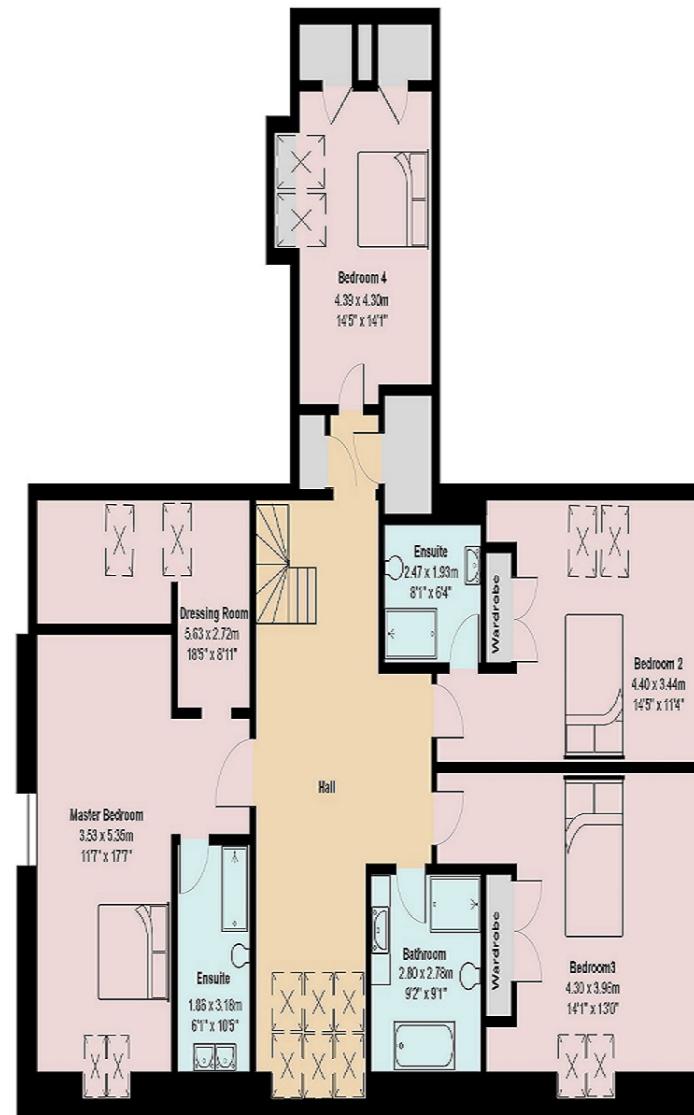
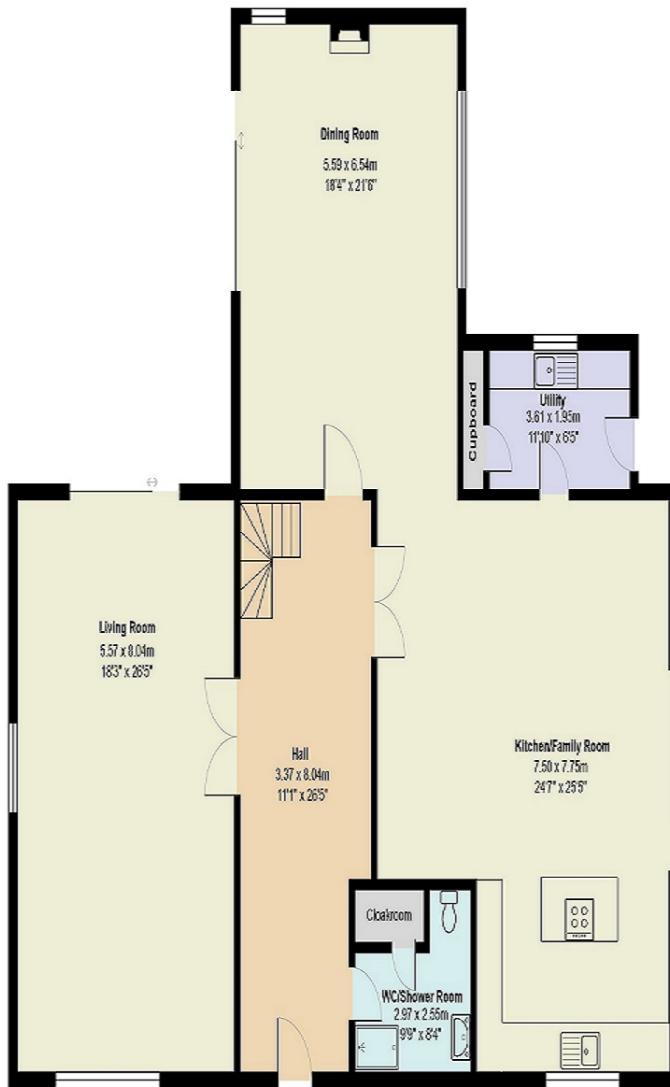


Exterior



Exterior

Floorplan



Ground Floor

First Floor

Directions

From Aberdeen travel west along the South Deeside Road B9077 and pass the Old Mill Inn on the right hand side. Turn second left on to the B979 and continue along this road for some time. Turn left at the signpost for Lairhillock Inn and pass this on the right hand side. Pass through the farm at the top of the hill and then just before the trees on the left turn left at the signpost for Crossley. Turn first 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 there are picturesque walks and seasonal activities.

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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