



**Garioch, Nethermill Heights,**  
Cruden Bay, Petehead, Aberdeenshire, AB42 0SH

Prices From **£208,000**

**ledingham  
chalmers**  
estate agency



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Cruden Bay, Petehead, Aberdeenshire, AB42  
0SH**

**An exciting new development of luxury  
housing**



**Three** beds.



**One** bathroom.



**Two** 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 Garioch is a charming home, ideal for first time buyers. The ground floor comprises a contemporary open plan kitchen/dining room and a separate, formal lounge. A cloakroom completes the ground floor accommodation.

On the first floor, this home provides a master bedroom with dressing room, along with 2 further bedrooms and 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 Modena 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.



## Accommodation and plans

Lounge	18'0" x 12'8"	5.49m x 3.86m
Kitchen/Dining	18'4" x 10'8"	5.59m x 3.25m
Cloakroom	6'7" x 5'6"	2.01m x 1.68m
Vestibule	5'6" x 5'2"	1.68m x 1.58m
Master Bedroom	11'1" x 8'9"	3.38m x 2.67m
Dressing Area	8'5" x 7'2"	2.57m x 2.18m
Bathroom	7'2" x 6'5"	2.18m x 1.96m
Bedroom 2	9'8" x 9'5"	2.95m x 2.87m
Bedroom 3	8'8" x 8'5"	2.64m x 2.57m



## 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 including 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 and Port Erroll harbour. Local amenities include Library, Convenient public transport links to Aberdeen and surrounding areas, Hotels, Doctors, Pharmacy, Post office, Grocery and convenience stores and Primary school.

## Arrange a viewing

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

## Contact us

Ledingham Chalmers  
Johnstone House,  
53-54 Ross Street, Aberdeen

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.