



The Firth, Meldrum Grange,
Oldmeldrum, Aberdeenshire, AB51 0EX

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner



Bedroom

Reservations are now being taken for the firth, a contemporary new-build 5 bed detached villa in the new claymore homes' development at meldrum grange, oldmeldrum. the firth is available with a single or a double garage option.

- • New-build five bed detached villa with garage
- • Open-plan family/dining/kitchen
- • Versatile study/bonus room
- • King size master suite with walk-in wardrobe
- • Four further double bedrooms
- • 10yr Premier Guarantee build warranty



Five beds.



Two bathrooms.



Three public rooms.

Reservations are now being taken for The Firth, a contemporary new-build 5 bed detached villa in the new Claymore Homes' development at Meldrum Grange, Oldmeldrum. The Firth is available with a single or a double garage option.

The property extends to 179sqm and opens to a welcoming entrance hall with convenient cloakroom and storage cupboard.

Stepping from the hall there is a well-proportioned formal lounge with large windows overlooking the front garden. Also to the front there is a versatile playroom / home office that could equally be used as a further ground floor guest room.

Also leading from the hall there is a spacious, open plan family/dining/kitchen with patio doors opening on to a large rear garden.

Adjoining the kitchen there is a convenient utility room with a door to the garage.

Upstairs there is ample space for a growing family with four large double bedrooms, a spacious family bathroom with separate corner shower and a generous king-size master bedroom with luxury en-suite and walk-in wardrobe.

The Firth comes complete with the buyer's choice of a single or a double garage, wide driveway and generous garden grounds.

Buyers will also be able to choose from a wide selection of kitchens, bathrooms, additional sun lounge and finishing touches to personalise their home.

Claymore Homes will also be pleased to discuss a range of attractive incentives, mortgage assured and part-exchange options.



Bathroom



Lounge



Kitchen Diner



Bedroom

The property will be protected by a 10yr Premier Guarantee build warranty.

Accommodation

Lounge	17'0" x 11'4"	5.18m x 3.46m
Kitchen/ dining / family	26'2" x 12'7"	7.98m x 3.84m
Utility	12'7" x 6'8"	3.84m x 2.03m
Office / 6th Bed	11'4" x 11'4"	3.46m x 3.46m
Master bedroom	11'8" x 11'4"	3.56m x 3.46m
Ensuite	7'2" x 5'9"	2.18m x 1.75m
Bedroom 2	12'7" x 11'4"	3.84m x 3.46m
Bedroom 3	11'4" x 10'4"	3.46m x 3.15m
Bedroom 4	11'4" x 10'4"	3.46m x 3.15m
Bedroom 5	9'1" x 9'1"	2.77m x 2.77m
Family bathroom	11'4" x 6'2"	3.46m x 1.88m



Bathroom



Exterior

Floorplan



Directions

From Aberdeen follow the main A947. On approaching Oldmeldrum continue straight ahead along Albert Road and on to Urquhart Road, bypassing Meldrum Garage to your right. Meldrum Grange development is located mid-way along Urquhart Road and will be easy to find with Claymore Homes banners and signage. Sales for the development will be conducted from the main Claymore sales centre in Mintlaw.

Location

Situated within easy commuting distance of Dyce and Aberdeen, Oldmeldrum is a popular and expanding town. The town has a primary school and for older students, Meldrum Academy which also houses the local library and other community facilities. On the third Saturday in June the town hosts the world famous Meldrum Sports – a fun-filled, family day of highland games, pipe bands, agricultural displays and stalls. For keen golfers there are two golf courses - Oldmeldrum Golf Course and Meldrum Golf Course and Hotel. The town is on a regular bus route and is served by a range of small supermarkets, independent retailers, butchers, food outlets and health centre.

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

by arrangement with Claymore Homes 01779 821115

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