



## Fyvie, Nethermill Heights

Cruden Bay, Peterhead Aberdeenshire, AB42 0SH

ledingham  
chalmers  
estate agency





Kitchen



Utility Room

**Fyvie, Nethermill Heights**  
**Cruden Bay, Peterhead Aberdeenshire, AB42**  
**0SH**

**A generous 3 bedroom detached home**



**Three** beds.



**Two** bathrooms.



**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 ground floor accommodation of this popular family home comprises a bright, airy front-facing lounge; a generous open plan kitchen/dining/family room with patio doors giving convenient access to the garden; a separate utility room giving a means of entry from the integral garage; ample storage and a cloakroom. On the first floor, the master bedroom is fitted with mirrored wardrobes, as well as an en-suite sower room. There are also two further bedrooms complete with built in storage; 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. but your home will also be independently inspected by Premier Guarantee and covered by a 10 year warranty



Bedroom

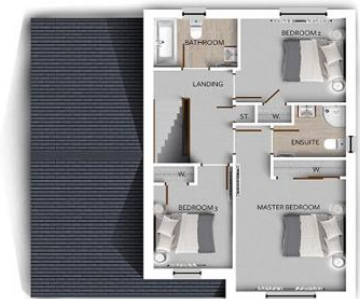


Bathroom



## Accommodation and plans

Lounge	17'1" x 11'6"	5.21m x 3.51m
Kitchen/Dining/Family	20'0" x 13'5"	6.1m x 4.09m
WC	7'3" x 3'11"	2.21m x 1.19m
Utility	10'2" x 6'11"	3.1m x 2.11m
Garage	19'8" x 10'2"	6m x 3.1m
Master Bedroom	19'0" x 11'6"	5.79m x 3.51m
En Suite	5'11" x 11'6"	1.8m x 3.51m
Bathroom	8'10" x 5'7"	2.69m x 1.7m
Bedroom 2	11'2" x 9'6"	3.4m x 2.9m
Bedroom 3	11'8" x 8'2"	3.56m x 2.49m



## 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
- Hotels
- Doctors
- Pharmacy
- Post office
- Grocery and convenience stores
- Primary school

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.