



Pittrichie, Westcroft Park,
Fraserburgh, AB43 7BF

**ledingham
chalmers**
estate agency



Lounge



Kitchen Diner

**Pittrichie, Westcroft Park,
Fraserburgh, AB43 7BF**

**Stylish four bedroom family home, with
double garage and optional sun lounge**



Four beds.



Two bathrooms.



One public room.

The well-thought-out internal layout of the Pittrichie makes this Claymore's most popular family home.

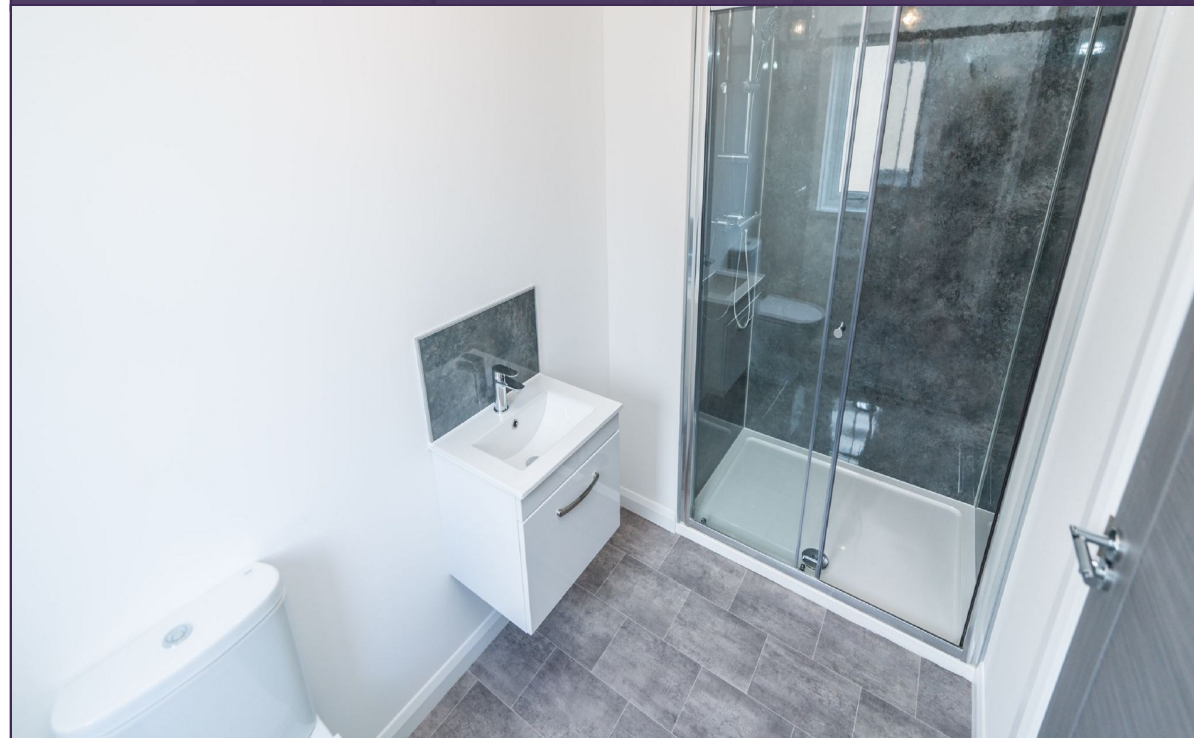
The patio doors from the spacious open plan kitchen / dining / family room give direct access to the garden, making it the perfect space for entertaining.

The formal lounge is front-facing and filled with natural light. There is also a separate utility room and convenient cloakroom, as well as an integral garage.

On the first floor, the master bedroom benefits from an en-suite shower room, while the three further double bedrooms are served by a family bathroom.



Bedroom



Ensuite

Accommodation and plans

Lounge	16'4" x 13'1"	4.98m x 3.99m
Kitchen/Dining/Family	30'2" x 11'5"	9.2m x 3.48m
WC	6'2" x 5'0"	1.88m x 1.52m
Utility	6'0" x 5'9"	1.83m x 1.75m
Garage	19'7" x 9'8"	5.97m x 2.95m
Bedroom	14'8" x 10'8"	4.47m x 3.25m
En-Suite	10'2" x 5'2"	3.1m x 1.58m
Bathroom	9'2" x 6'2"	2.79m x 1.88m
Bedroom	12'5" x 9'8"	3.79m x 2.95m
Bedroom	12'5" x 9'8"	3.79m x 2.95m
Bedroom	10'2" x 9'8"	3.1m x 2.95m
Study	7'2" x 6'2"	2.18m x 1.88m



Directions

To reach the development, take the A981 Fraserburgh to Strichen road, turn right at the Memsie crossroads, continue along this road and take the next right onto Westcroft Close, follow the road to the left and the development is located straight ahead.

Location

Memsie is a beautiful place to live, and is conveniently located near Fraserburgh, and all the amenities the town has to offer. If you prefer a country location over living in a town, then Memsie is an ideal choice, with nearby access to shops, beaches, schools, and other essential facilities.

Arrange a viewing

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

Contact us

Ledingham Chalmers
Johnstone House,
52-54 Rose Street, Aberdeen
AB10 1HA

Tel: 01224 632500
enquiries@ledinghamchalmers.com

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.