



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

**ledingham
chalmers**
estate agency



Kitchen Diner



Utility room

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Reservations are being taken for the bervie, a contemporary new-build 3 bed detached villa in the new claymore homes' development at

- • New-build three bed detached villa with garage
- • Open-plan family/dining/kitchen
- • Versatile utility room
- • King size, master bedroom with luxury en-suite
- • Two further double bedrooms
- • 10yr Premier Guarantee build warranty



Three beds.



Two bathrooms.



One public room.

Reservations are being taken for The Bervie, a contemporary new-build 3 bed detached villa in the new Claymore Homes' development at Meldrum Grange, Oldmeldrum.

The property extends to 144.7sqm and opens to an 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 leading from the hall there is a spacious, open plan family/dining/kitchen with patio doors opening on to a large rear garden.

Upstairs there is ample space for a growing family with two double bedrooms, a large family bathroom and a generous king-size master bedroom with luxury en-suite and fitted wardrobes.

Externally The Bervie has a single integral garage, wide driveway and generous garden grounds.

Buyers will be able to choose from a wide selection of kitchens, bathrooms 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.

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



Bedroom



Bathroom

Accommodation and plans

Lounge	17'0" x 11'4"	5.18m x 3.46m
Kitchen/Dining/Family	17'0" x 11'4"	5.18m x 3.46m
WC	7'2" x 3'36"	2.18m x 1.83m
Utility	10'4" x 6'8"	3.15m x 2.03m
Master Bedroom	19'0" x 11'4"	5.79m x 3.46m
Ensuite	5'9" x 5'5"	1.75m x 1.65m
Bedroom 2	11'8" x 9'5"	3.56m x 2.87m
Bedroom 3	11'8" x 8'2"	3.56m x 2.49m
Bathroom	8'5" x 5'5"	2.57m x 1.65m



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.

Arrange a viewing

by arrangement with Claymore Homes 01779 821115

Contact us

Edinburgh, Glasgow

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.