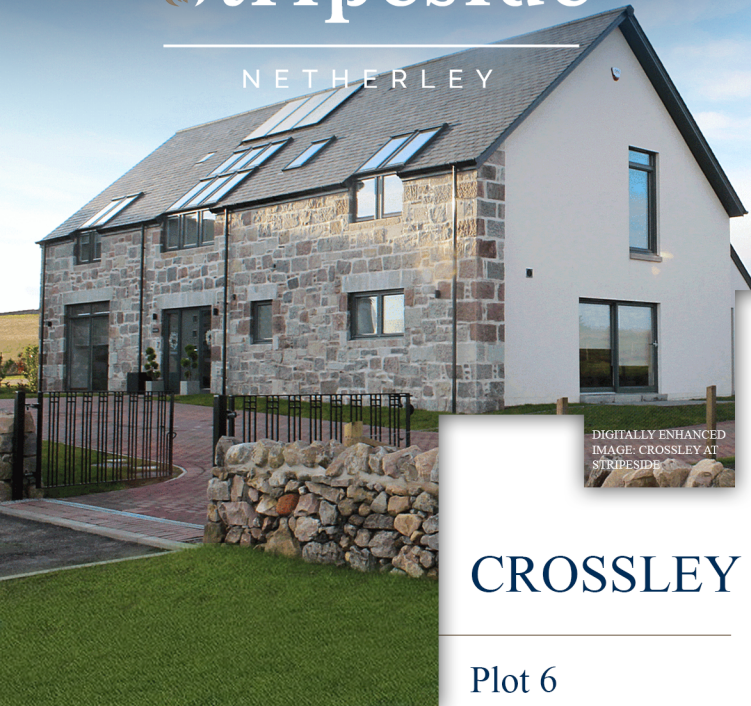


Stripeside

NETHERLEY



DIGITALLY ENHANCED
IMAGE: CROSSLEY AT
STRIPESIDE

CROSSLEY

Plot 6

Prices Starting
From **£725,000**



Escape from the city to your new country retreat.

The Crossley is a modern four-bedroom, four-bathroom home with clean lines, exquisite materials and clearly structured architecture. Designed with community and sanctuary in mind. The Crossley features a spacious living room, dining room and kitchen ensures that the family can enjoy time together in comfort with plenty of natural light. Don't miss out on the opportunity to own a piece of luxury in the heart of Scotland.

LOCATION



DIRECTIONS

From Aberdeen travel west along the South Deeside Road B9077 and pass the Milltimber Bridge junction on the right hand side. Turn at the second left on to the B979 and continue along this road for just under 5 minutes. Turn left at the signpost for Lairhillock School. Follow this road for around 2 minutes, passing through the farm at the top of the hill. Look for the large white Stripeside sign on your left. Just after this sign, before the trees, turn left at the signpost for Crossley. Turn first left and Plot 6 is the 7th house on the right hand side. Post Code for SAT NAV – **AB39 3AB**

GREAT FOR COMMUTING

The new Aberdeen bypass is a short drive away giving easy access to Aberdeen Airport, Westhill, Dyce, Cove and Stonehaven. Train station and other public transport services located nearby.

ACCLAIMED SCHOOLS

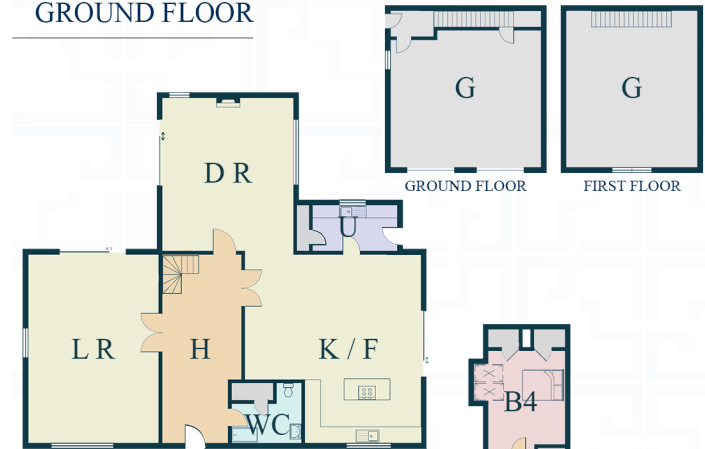
Lairhillock Primary School, Cults Academy and The International School are all located nearby.



FORBESHOMES.CO.UK

EMAIL: enquiries@forbeshomes.co.uk
TEL: 01224 861780

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

LR Living Room 5.57 x 8.04m 18'3" x 26'5"	K / F Kitchen / Family Room 7.50 x 7.75m 24'7" x 25'5"
H Hall 3.37 x 8.04m 11'1" x 26'5"	U Utility 3.61 x 1.95m 11'10" x 6'5"
DR Dining Room 5.59 x 6.54m 18'4" x 21'6"	G Double Garage - Ground Floor 6.6 x 6.4m 21'65" x 20'99"
WC WC / Shower Room 2.97 x 2.55m 9'9" x 8'4"	G Double Garage - First Floor 5.58 x 7.3m 18'3" x 23'95"

FIRST FLOOR

MB Master Bedroom 3.53 x 5.35m 11'7" x 17'7"	E2 Ensuite 2 2.47 x 1.93m 8'1" x 6'4"
DW Dressing Wardrobe 5.63 x 2.72m 18'5" x 8'11"	B2 Bedroom 2 4.40 x 3.44m 14'5" x 11'4"
E1 Ensuite 1 1.86 x 3.18m 6'1" x 10'5"	B3 Bedroom 3 4.30 x 3.96m 14'1" x 13'0"
H Hall 4.72 x 7.4m 15'48" x 24'27"	B Family Bathroom 2.80 x 2.78m 9'2" x 9'1"
B4 Bedroom 4 4.39 x 4.30m 14'5" x 14'1"	



SPECIFICATIONS

KITCHEN

Choice of high specification furniture and integrated appliances with solid quartz worktop.

- Double oven
- Induction hob
- Ceiling mounted extractor hood
- Integrated fridge freezer
- Integrated dishwasher

WINDOW BLINDS

Black out blinds will be installed in all bedroom areas, non-black out blinds installed in the lounge, kitchen, family room and utility.

SOUND SYSTEM

The property is wired for a Sonos Sound System with the option to install the system. All speakers are hardwired back to a central cupboard where the controllers will be located.

DINING ROOM

Open plan dining room with log burning stove.



DETACHED GARAGE

Garage includes an internal stair which leads up to a 1st floor storage area.

UTILITY

Choice of high specification furniture with 40mm laminate worktop.

FLOORING

A flooring package is included with the price of the property.

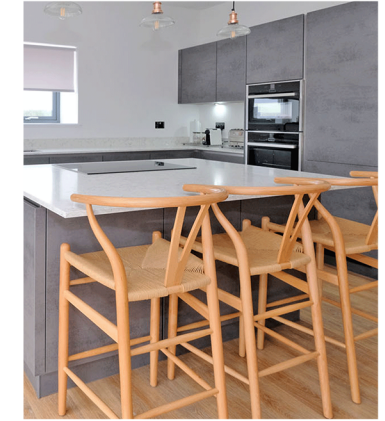


BATHROOM & EN SUITE SANITARYWARE

Each bathroom and en-suite will have a heated towel rail, an LED mirror above each wash hand basin and vanity unit (the master en-suite has an option for a double wash hand basin and vanity unit) along with a wall hung toilet pan and concealed cistern. All shower enclosures have a fixed head and slide rail option with Zen wet room fixed glass panels. A free-standing bath is included in the bathroom with tiling supplied and installed as standard.

GARDEN

The extensive pre-landscaped garden includes a feature rockery, plants, a fully paved driveway and patio areas.



UNDERFLOOR HEATING

The ground floor has underfloor heating throughout. On the 1st floor, electric under floor heating is fitted in the bathroom and en suite shower rooms.