

# Stripeside

NETHERLEY



COMPUTER GENERATED IMAGE: CORBIE AT STRIPESIDE

## CORBIE

Plot 11

Prices Starting From **£670,000**



Escape to the countryside with our new Corbie Design home.

The Corbie is a stylish four-bedroom, four-bathroom home with a modern kitchen featuring solid quartz worktops and integrated appliances. There is a spacious lounge with log burning stove, a home office, and the entire ground floor benefits from underfloor heating. The attached double garage has electric operated doors, and the generously proportioned garden is simply not to be missed.

### 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 11 is the 1st house on the left 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.



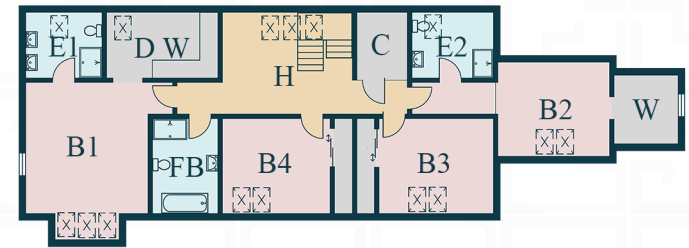
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### GROUND FLOOR



### FIRST FLOOR



### GROUND FLOOR

<b>K/F Kitchen Family Room</b> 6.65 x 8.85m	21'9 x 29"	<b>L Lounge</b> 4.6 x 4.59m	15'1 x 15'1"
<b>P Pantry</b> 1.35 x 2.95m	4'5 x 9'8"	<b>U Utility</b> 3.3 x 2.19m	10'10 x 7'2"
<b>H Hall</b> 5.8 x 7.87m	19 x 25'10"	<b>H O Home Office</b> 3.9 x 3.16m	12'10 x 10'4"
<b>WC WC / Shower</b> 1.89 x 2.85m	6'2 x 9'4"	<b>G Double Garage</b> 6.08 x 6.02m	19'11 x 19'9"

### FIRST FLOOR

<b>E1 Bedroom 1 Ensuite</b> 2.6 x 2.13m	8'6 x 7"	<b>E2 Ensuite</b> 2.67 x 2.27m	8'9 x 7'5"
<b>D W Dressing Wardrobe</b> 3.85 x 2.15m	12'8 x 7"	<b>B2 Bedroom 2</b> 3.87 x 3.23m	12'8 x 10'7"
<b>B1 Bedroom 1</b> 4.1 x 4.45m	13'5 x 14'7"	<b>B3 Bedroom 3</b> 3.95 x 3.15m	12'11 x 10'4"
<b>FB Family Bathroom</b> 2.36 x 3.09m	7'9 x 10'2"	<b>B4 Bedroom 4</b> 3.72 x 3.15m	12'2 x 10'4"
<b>H Hall</b> 4.4 x 3.45m	14'5 x 11'4"	<b>W Wardrobe</b> 2.13 x 2.23m	6'11 x 7'4"
<b>C Cupboard</b> 1.76 x 2.3m	5'9 x 7'54"		



## 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 and family room..

### 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.

### LOUNGE

Spacious lounge including log burning stove.

### INTEGRAL GARAGE

Double garage with an electric operated door.

### UTILITY

Choice of high specification furniture with 40mm laminate worktop.

### FLOORING

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

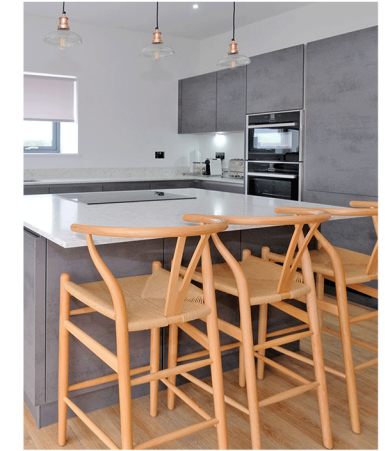


### BATHROOM & EN SUITE SANITARYWARE

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 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.