

**Haddo, Saddlers View,  
Pitmedden, AB41 7AE**

**Price Over  
£385,000**

ASPC ref : 364610


 5  2  2 176 m<sup>2</sup> Council Tax Band **TBC**



**Arrange a viewing**

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(Claymore Homes)

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Property features:

 Central heating	 Garage	 Garden	 New build	 Dev.
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We are delighted to offer for sale this executive, newly built 5 bed detached ‘Haddo’ in the new Claymore’ Milldale View’ development of Pitmedden. Situated approximately 5 miles from Ellon, Pitmedden is a popular and expanding village. It is within easy commuting distance of Aberdeen, the Airport and Bridge of Don. There are local shops, a hotel, health centre and primary school with secondary education available at Meldrum Academy. From Aberdeen take the B999 Aberdeen to Tarves road for some distance until reaching the village of Pitmedden.

This property has the benefit of generous Kitchen and Bathroom allowances that allows the incoming purchaser to choose their finish from our range of German Kitchens.

Entering the property into a spacious and welcoming entrance hallway there is a cloakroom toilet and cupboard for storage. The Lounge is a spacious front facing room with a large window overlooking the front garden. There is also a cosy front facing family room as well

overlooking the front garden. At the rear of the property there is a large kitchen/dining area that can be designed with a luxurious German kitchen of your choice. The dining area then leads onto a convenient utility room with space for appliances; this then leads into the integral single garage. On the first floor the spacious master bedroom to the rear of the house with built-in fitted wardrobes, high quality en-suite bathroom and separate dressing room. With a further 4 bedrooms on the first floor there is plenty of space for the growing family. There is also a cupboard for storage and a family bathroom.

The property is finished to a high standard including oak doors with mdf skirting and facings throughout. The windows are UPVC double glazed and the Driveway is tarred.

This modern development with its wonderful living proportions and high specification finish, combined with private parking, garage and garden, presents a superb opportunity for family buyers seeking a quieter location all within an easy commute.

Viewing is highly recommended to appreciate the quality of this property.

**Incentives available - Please contact solicitor for further information**

## **ACCOMMODATION**

Ground Floor

Entrance Hallway

Cloakroom 5'3" x 4" (1.6m x 1.22m) approx.

Lounge 17'1" x 11'6" (5.21m x 3.51m) approx.

Family Room 11'4" x 11'4" (3.46m x 3.46m) approx.

Kitchen/Dining Room 26'3" x 12'9" (8m x 3.89m) approx.

Utility Room 12'9" x 6'3" (3.89m x 1.91m) approx.

Garage 20" x 9'6" (6.1m x 2.9m) approx.

First Floor

Upper Hallway

Master Bedroom 16'11" x 11'6" (5.16m x 3.51m) approx.

En Suite 6'5" x 5'11" (1.96m x 1.8m) approx.

Bedroom 2 12'9" x 11'6" (3.89m x 3.51m) approx.

Bedroom 3 12'7" x 11'6" (3.84m x 3.51m) approx.

Bedroom 4 11'6" x 10'4" (3.51m x 3.15m) approx.

Bedroom 5/Study 9'2" x 9'2" (2.79m x 2.79m) approx.

Bathroom 11'6" x 6'5" (3.51m x 1.96m) approx.

**Oil Central Heating**

**Double Glazing**

**Directions:** Travelling north on the A90 Aberdeen-Ellon Road on reaching the B&Q roundabout take the first exit onto the B999 Tarves Road; continue straight ahead for some 10 miles to the village of Pitmedden.

**Location:** Pitmedden is a thriving country village with a range of local shops, restaurants, primary school, (secondary education at Oldmeldrum Academy) recreational and leisure facilities with a host of activities for the immediate community. The property is within easy commuting distance of Aberdeen City and is convenient for the oil-related offices at Dyce, Bridge of Don and Aberdeen Airport. Further afield at nearby Ellon and Oldmeldrum, a more extensive range of shopping and leisure facilities is available.

View this property on [aspc.co.uk](http://aspc.co.uk):

<https://www.aspc.co.uk/search/property/364610/Haddo--Saddlers-View/Pitmedden/>

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