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5 Whitemyres Holdings

LANG STRACHT, ABERDEEN, ABERDEENSHIRE, AB15 6NB

THE LOCATION ABERDEEN

This fantastic destination is surrounded by beautiful views and open space, yet has a wealth of amenities on the doorstep and the cosmopolitan attractions of Aberdeen, just a stone's throw away.

The property is in close proximity to Prime Four Business Park, Aberdeen Royal Infirmary and an easy commute to Dyce Industrial Estate/Airport.

There is a wealth of shopping amenities close by and living just minutes from Aberdeen city centre presents a large variety of shopping experiences waiting to be explored, with some of the largest designer and big brand names.

Shopping Amenities/Facilities Nearby:

Dobbies Garden Centre: garden products, gift shop, restaurant

Tescos Superstore: groceries, clothing, household products

Village Urban Resort: spa, bar & grill restaurant with both fine and relaxed dining

Fourmile House Restaurant: laid-back bar/restaurant serving Scottish cuisine

Toby Carvery Cocket Hat: childrens play area, breakfasts, carvery and bar restaurant

Nursery, pre-school, primary school and secondary schools are all close by and private nurseries, schools and further education establishments are all within easy reach.

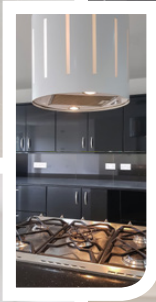
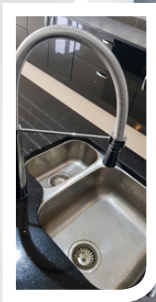
Primary and secondary schools within the catchment area:

Fernielea Primary School: also has a nursery/pre-school and is within walking distance of Maidencraig Village

Hazelhead Academy: excellent secondary school within the catchment area for the development



Aberdeen Harbour in middle of Town, St Machar's Cathedral Path, University Kings College and Surrounding Countryside



5 WHITEMYRES HOLDINGS

"...A GORGEOUS FOUR BEDROOM HOME..."



Set just off the Lang Stracht and perfectly located between the city and countryside, 5 Whitemyres Holdings presents you with a wonderful opportunity to live in a gorgeous four bedroom home with a real sense of space and place.

An excellent opportunity has arisen to acquire this new build family home in a sought after locality. Apart from offering a contemporary architect designed layout, the property benefits from having various modern, energy saving and sustainable features like MVHR (Mechanical Ventilation with Heat recovery system), underfloor heating controlled by Wifi thermostats, wastewater treatment plant and LED downlights. Furthermore this premium property is finished with polished tiles on the whole of the ground floor and all wet rooms.

Internally this accommodation is in excellent order, briefly comprising;

Ground Floor: lounge/dining room, shower room, double bedroom (bedroom 4), utility room and kitchen/family room.

First Floor: master bedroom (bedroom 1) with en-suite shower room and dressing room, two double bedrooms (bedroom 2 & 3) and bathroom.

The entrance vestibule takes you through a well lit hallway leading to the rooms in the ground floor and a wooden staircase for the first floor.

Lounge/Dining Room: generously sized bright room large enough to accommodate a three piece sofa set and other furniture, has a fully wired speaker/HDMI setup suitable for home cinema.

Shower Room: gorgeously finished with black tiles, tower panel walk-in shower enclosure, counter top wash basin on a vanity unit and a close coupled toilet.

Kitchen/Family Room: contemporary open space layout with glossy finish cabinets, hard wearing & heat resistant quartz worktop, built-in double oven, built-in fridge freezer, built-in dishwasher, extra-wide gas hob and designer extraction hood. also has a fully wired speaker/HDMI setup suitable for home cinema system.

Utility Room: compact room has a boiler cupboard with hot water cylinder & energy efficient system boiler, MHVR system, natural oak worktop on glossy black cabinets with a deep belfast sink, washing machine and condensing dryer.

An extensive mahogany wooden staircase with a flow of natural light through a ceiling window leads to a spacious landing and the rooms in the first floor.

Master Bedroom: this elaborate room boasts an en-suite spa shower with built-in Bluetooth speakers and rain shower, a secluded dressing room and two further mirrored wardrobes.

Bathroom: modern free-standing bath with floor mounted elongated taps, countertop washbasin and wall mounted toilet with concealed flush.

All bedrooms have ceiling mounted outlets supplying pre-heated fresh air, free-sat connection points and can easily accommodate a king size bed with further furniture.

Garden: Fully enclosed private south facing garden with low maintenance lawn and Patio slabbed sit-out Area.

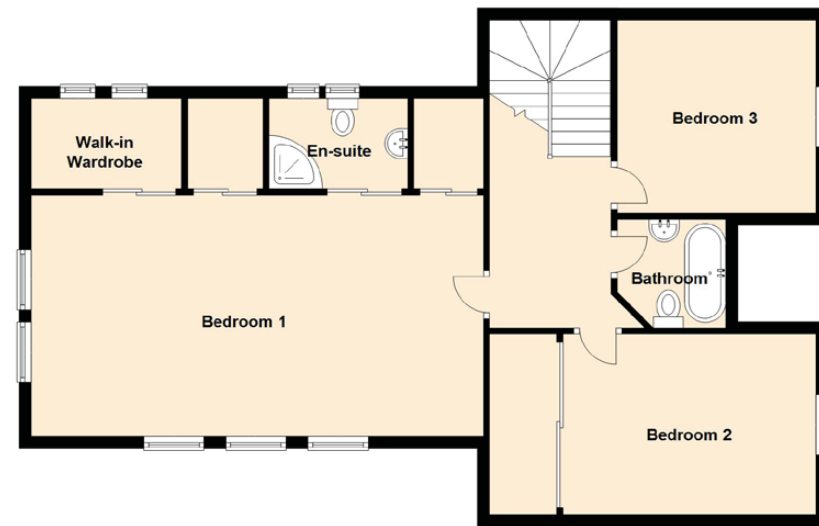
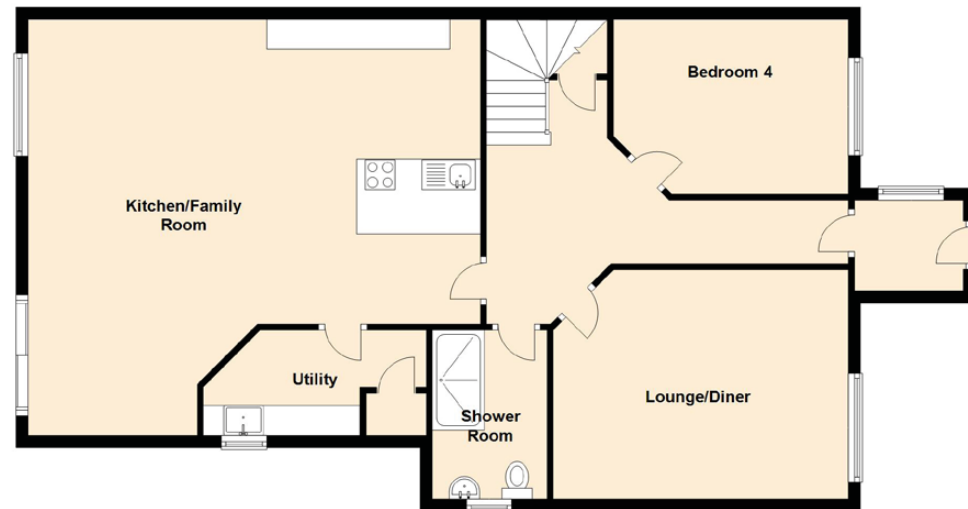
Driveway: maintenance free tarmac/blacktop driveway suitable for parking up to six cars.

External areas of the house are lit by PIR LED lights and filter drains leading to a soakway are laid all the way surrounding the house for facilitating easy surface water runoff.

This property is definitely a must see. One you would be proud to call your home.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	4.90m (16'1") x 3.80m (12'6")
Kitchen/Family Room	7.50m (24'7") x 6.90m (22'7")
Utility	3.70m (12'2") x 1.75m (5'9")
Bedroom 1	7.50m (24'7") x 4.00m (13'2")
En-suite	2.30m (7'7") x 1.50m (4'11")
Walk-in Wardrobe	2.50m (8'2") x 1.50m (4'11")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 3.20m (10'6")
Bedroom 4	3.90m (12'10") x 2.90m (9'6")
Bathroom	1.80m (5'11") x 1.80m (5'11")
Shower Room	2.80m (9'2") x 1.90m (6'3")

Gross internal floor area (m²): 193m²

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings.

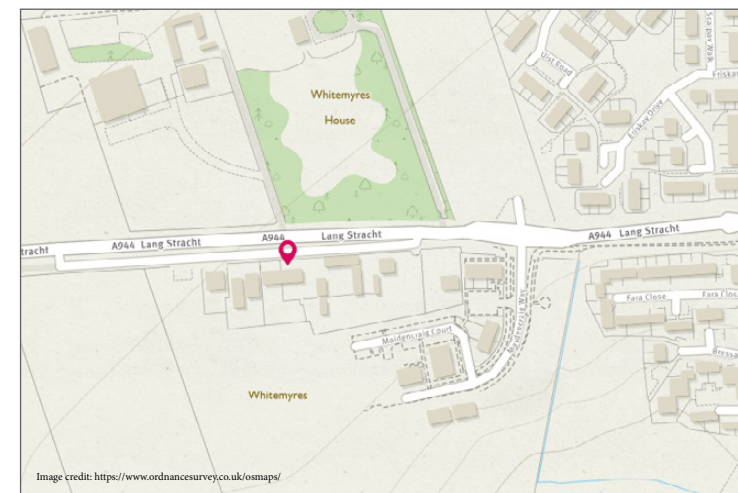


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