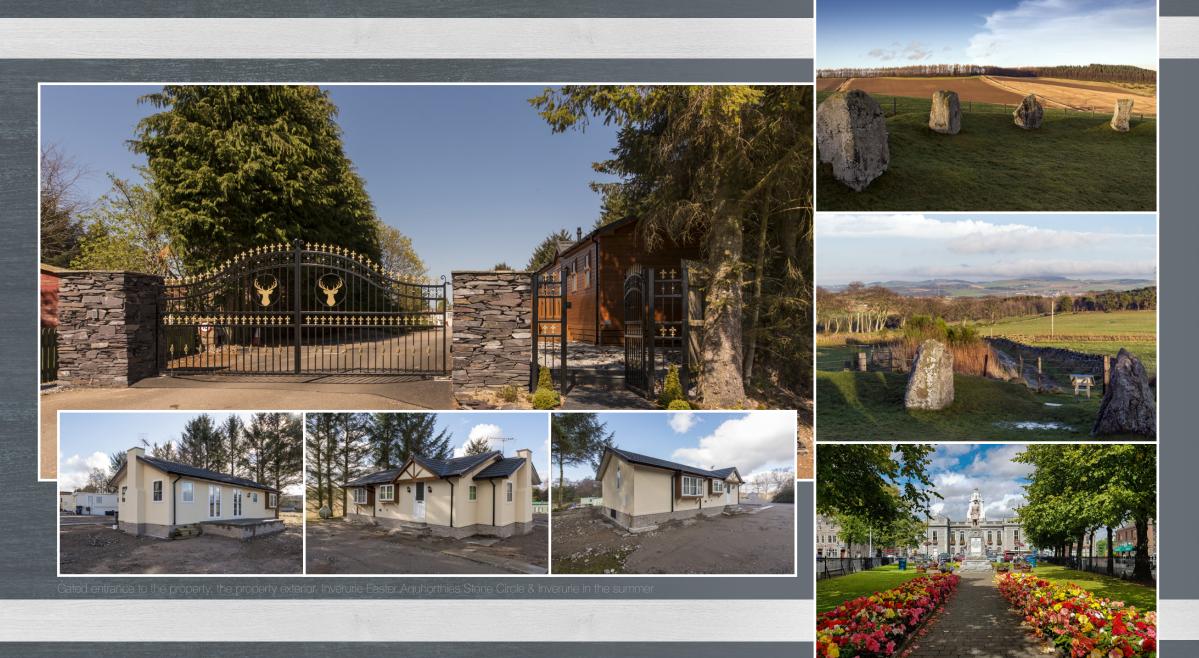




# 22 Meadowside

CRAIGMYLE PARK, KEMNAY, INVERURIE, ABERDEENSHIRE, AB51 5LZ

01224 472 441



### 22 MEADOWSIDE, CRAIGMYLE PARK, KEMNAY, INVERURIE

today's market, this home offers luxury living in a popular Aberdeen-shire location. The Kemnay is a pleasant rural village some park has a mixture of owners from working sixteen miles west of Aberdeen and four and retired professionals to overseas workers miles approximately from the thriving town of that require a UK base. Many current owners Inverurie. There is a frequent bus service to have downsized and enjoyed their beautiful Inverurie and Aberdeen city and the industrial homes which provide a turnkey situation estates at Dyce and Bridge of Don are within with no maintenance worries when they are easy commuting distance. Education is not in residence.

providing contemporary and traditional styles tennis, a challenging 18-hole golf course and that provide a luxury functional living for all. This tranquil river walks along the River Don within model offer an intelligent approach and fittings a short distance. In addition, nearby Inverurie that create a remarkable sense of space with offers comprehensive shopping facilities, an elegant aesthetically pleasing atmosphere. sporting amenities, bars and restaurants, along The park enjoys a pleasant setting set in a with rail links to Aberdeen and Inverness.

The park has the best-designed homes in semi rural area only three miles from Kemnay.

catered for in excellent schools at both Primary and Secondary levels. Kemnay can also offer a A modern approach to affordable living full range of leisure pursuits including bowling,









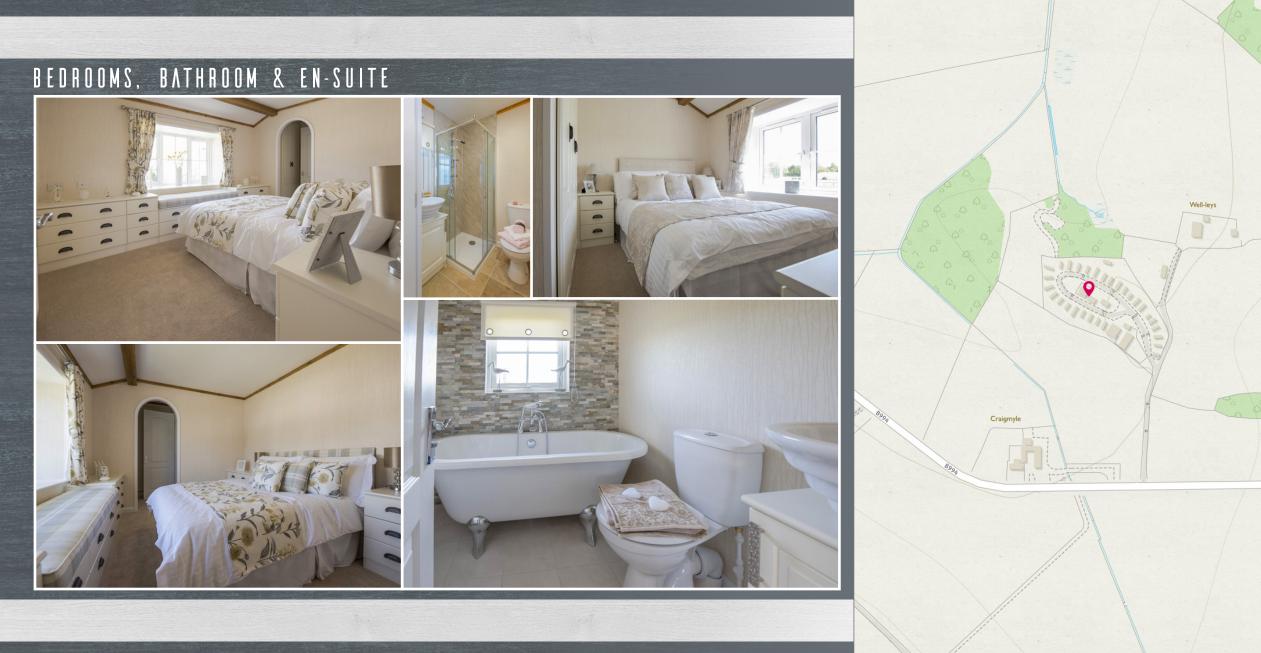
## LOUNGE & KITCHEN

This lodge is of the Cardigan Cottage style by Stately Albion. The design and layout are customer focused with a modern approach to affordable living providing contemporary and traditional styles that provide luxury functional living for all. The accommodation offers an intelligent approach and fittings that create a remarkable sense of space with an elegant aesthetically pleasing atmosphere. There are many pleasing feature which include:

- Feature fire and surround
- Build-in bedroom furniture
- Luxury modern fitted kitchen with range cooker and integrated appliances
- En-suite master bedroom

Internal photos are for example only. This lodge is unfurnished.

Viewings are by appointment only.

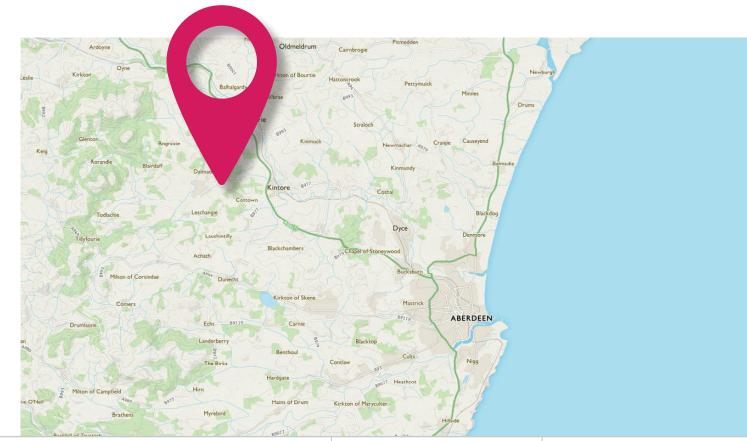




#### Approximate Dimensions (Taken from the widest point)

Vestibule Lounge Kitchen/Dining Room Utility Bedroom 1 Bedroom 2 Bathroom 2.20m (7'3") x 1.50m (4'11") 4.30m (14'1") x 3.90m (12'10") 5.90m (19'4") x 3.00m (9'10") 1.60m (5'3") x 1.50m (4'11") 3.10m (10'2") x 2.90m (9'6") 3.00m (9'10") x 2.90m (9'6") 1.90m (6'3") x 1.80m (5'11")

Image credit: https://www.ordnancesurvey.co.uk/osmaps/





#### Solicitors & Estate Agents

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