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22 Meadowside

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



22 MEADOWSIDE, CRAIGMYLE PARK, KEMNAY, INVERURIE

The park has the best-designed homes in today's market, this home offers luxury living in a popular Aberdeen-shire location. The park has a mixture of owners from working and retired professionals to overseas workers that require a UK base. Many current owners have downsized and enjoyed their beautiful homes which provide a turnkey situation with no maintenance worries when they are not in residence.

A modern approach to affordable living providing contemporary and traditional styles that provide a luxury functional living for all. This model offer an intelligent approach and fittings that create a remarkable sense of space with an elegant aesthetically pleasing atmosphere. The park enjoys a pleasant setting set in a

semi rural area only three miles from Kemnay.

Kemnay is a pleasant rural village some sixteen miles west of Aberdeen and four miles approximately from the thriving town of Inverurie. There is a frequent bus service to Inverurie and Aberdeen city and the industrial estates at Dyce and Bridge of Don are within easy commuting distance. Education is catered for in excellent schools at both Primary and Secondary levels. Kemnay can also offer a full range of leisure pursuits including bowling, tennis, a challenging 18-hole golf course and tranquil river walks along the River Don within a short distance. In addition, nearby Inverurie offers comprehensive shopping facilities, sporting amenities, bars and restaurants, along with rail links to Aberdeen and Inverness.

Gated entrance to the property, the property exterior, Inverurie Easter Aquhorthies Stone Circle & Inverurie in the summer



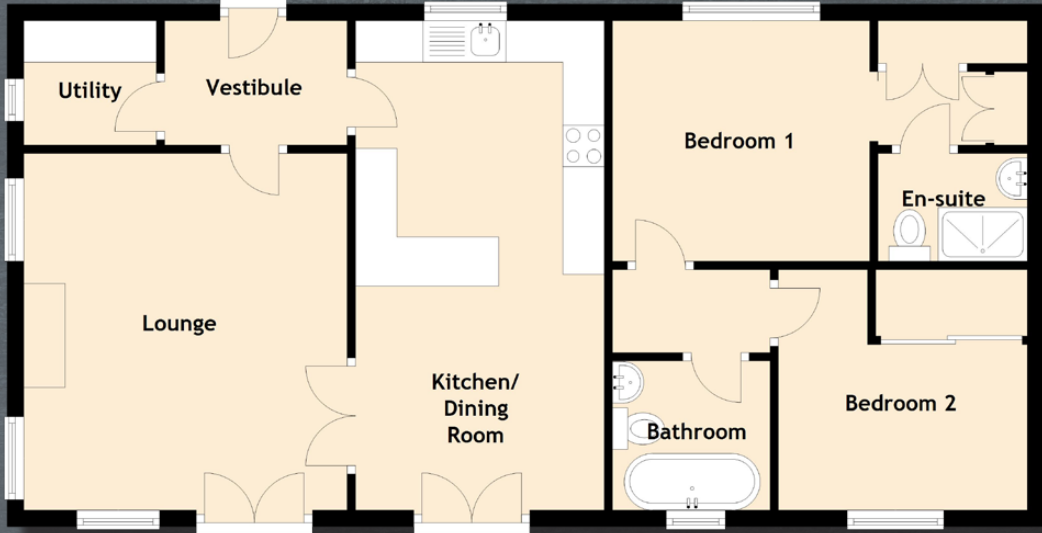
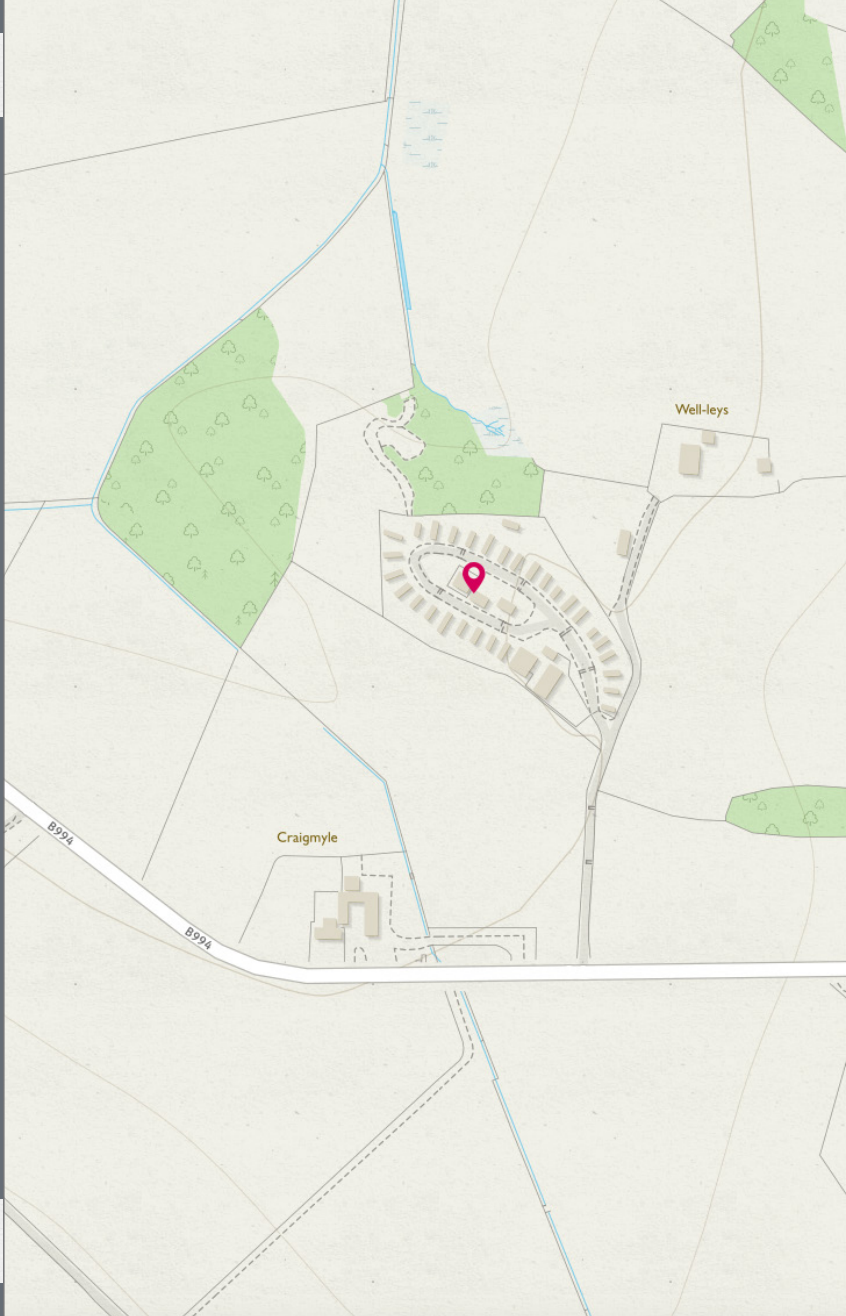
This lodge is of the Cardigan Cottage style by Stately Albion. The design and layout are customer focused with a modern approach to affordable living providing contemporary and traditional styles that provide luxury functional living for all. The accommodation offers an intelligent approach and fittings 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.

BEDROOMS, BATHROOM & EN-SUITE



Approximate Dimensions
(Taken from the widest point)

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

