

- House type A
- House type B
- House type C

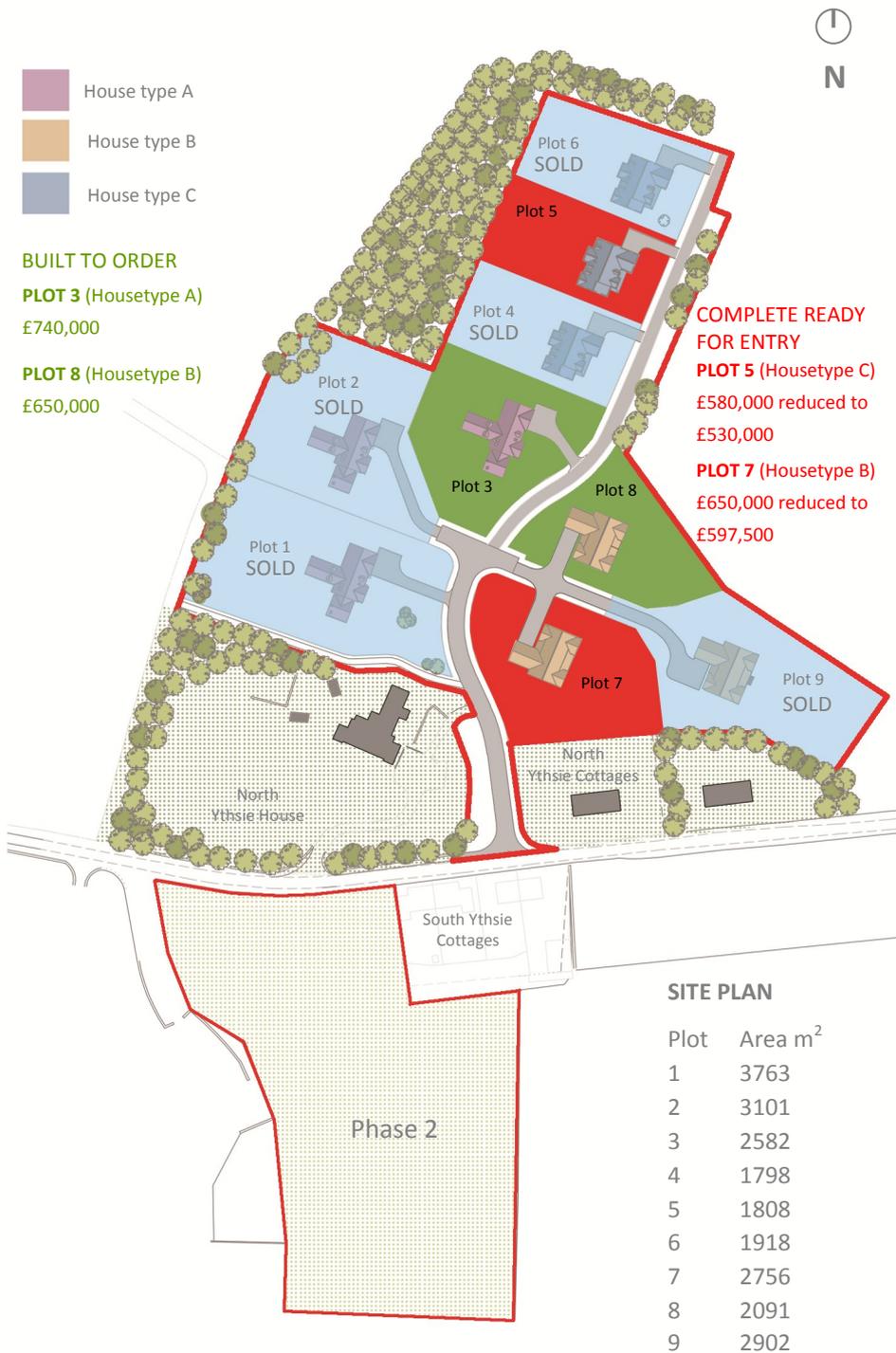
BUILT TO ORDER

PLOT 3 (House type A)

£740,000

PLOT 8 (House type B)

£650,000



SITE PLAN

Plot	Area m ²
1	3763
2	3101
3	2582
4	1798
5	1808
6	1918
7	2756
8	2091
9	2902

Newly released and being one of the most impressive new property developments in the North east of Scotland, Churchill Homes are delighted to offer for sale, nine exclusive, large, 4 bedroom family homes nestling in the historic location of Ythsie, Aberdeenshire. The development offers three uniquely designed house styles. Using the highest quality materials synonymous with our high standards. They are constructed to surpass the most current standards of thermal insulation, thereby reducing both running costs and the carbon footprint. The plots range from half an acre to over an acre in size and will be fully landscaped.

Each property, within the nine house development, will be located on a gentle southerly facing slope allowing each house will have unparalleled panoramic views over the surrounding countryside.

The properties provide generously sized accommodation, incorporating such features as vaulted ceilings, German designer kitchens, designer bath and shower rooms, high quality oak interior doors, high performance, Nordan, external doors and windows and under-floor heating throughout the ground floor.

Situated between the villages of Tarves and Pitmedden and only 4 miles from the picturesque town of Ellon, North Ythsie offers a secluded country location with the ease of local amenities nearby.

House type A



House type B



House type C





ABERDEEN, Scotland's third largest city and the Oil Capital of Europe is located 15 miles to the south of Ythsie. The city has an International airport as well as good rail and bus links. Aberdeen is a beautiful, cultural, vibrant & cosmopolitan city. There are two highly rated universities and excellent schools. The arts are well established with music, film and theatre events and venues. Aberdeen has an excellent provision of quality shopping, and there is a lively nightlife and cultural scene.

Ythsie is ideally located roughly equidistant from the towns of Oldmedrum and Ellon. Within a radius of 10 miles there are a considerable number of excellent quality golf courses including Meldrum House. Within the area there are a countless number of places of interest and attractions not to mention the countryside itself in all its majesty to explore.

The Prop of Ythsie is a well known local land mark erected as a memorial to Lord George Gordon who was the Prime Minister during the Crimean War.



- 1 | Haddo House
- 2 | The Prop of Ythsie
- 3 | Views from Ythsie
- 4 | Display at Union Terrace Gardens
Aberdeen City
- 5 | Bridge over Ythan River, Ellon



YTHSIE



YTHSIE nestles between the local villages of Tarves and Pitmedden. Tarves the nearer of these villages at a little over a mile, provides excellent nursery and primary school facilities. There is also a store and the village pub. Within Tarves there is a rich mix of social activities which sustains a strong healthy community spirit. The recently opened and highly rated Meldrum academy in the nearby town of Oldmeldrum provides secondary education. Both Oldmeldrum and Ellon are roughly equidistant from Ythsie and are around 10 to 15 minutes away, they are vibrant towns offering good amenities including, shops, restaurants, library, garages etc as well as business and employment.

To the south of Ythsie, the city of Aberdeen is approximately 30 minutes away and is served by good transport links. Generally the Bridge of Don and Dyce areas are to the south and south west and are each approximately 20 minutes away.

We are delighted to offer for sale 9 exclusive large family homes in the historic location of North Ythsie Aberdeenshire. The development offers four uniquely designed house styles, using the high quality materials synonymous with Churchill standards. These houses will be built to surpass the most up to date standards of thermal insulation, thereby reducing both running costs and their carbon footprint. The plots range from half an acre to over an acre in size and each home will be landscaped.

As this development is located on a gentle southerly slope each house will have panoramic views over the countryside toward the coast. These homes offer generous accommodation incorporating such features as vaulted ceilings, balconies/galleries, designer kitchens, designer bath and shower rooms, fireplaces with wood burning stoves, wood panelled doors, high performance windows/exterior doors/French Windows, under floor heating to ground floor, to mention a few. The design of these properties is in the style of a modern country family home.



HOUSE TYPE A



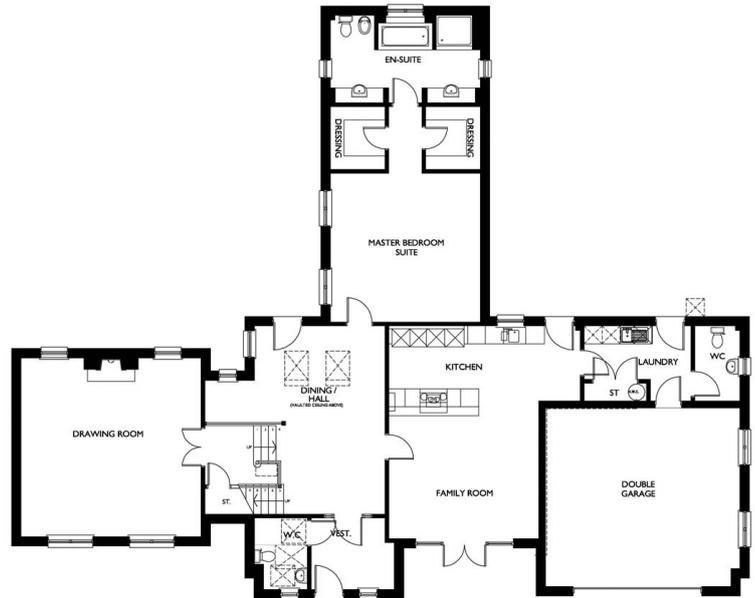
ROOM DIMENSIONS

House type A - Area 290 m² (excl. garage)

Ground Floor	meters	ft/ Inches
Vestibule	2.4 x 2.7	7'10 x 8'10
WC	1.8 x 2.4	5'11 x 7'10
Dining Hall	5.9 x 6.3	19'4 x 20'8
Kitchen	3.5 x 6.35	11'6 x 20'10
Family room	3.6 x 5.0	11'10 x 16'5
Drawing room	6.0 x 6.0	19'8 x 19'8
Master Bedroom	5.0 x 5.0	16'5 x 16'5
Dressing rooms	1.8 x 2.1	5'11 x 6'11
Master En-suite	3.0 x 5.0	9'10 x 16'5
Laundry	1.8 x 3.5	5'11 x 11'6
WC	1.5 x 2.5	4'11 x 8'3
Double Garage	6.0 x 6.4	19'8 x 20'11

First Floor

Bed 2	3.7 x 5.0	12'2 x 16'5
Dressing	2.2 x 2.8	7'2 x 9'2
En-suite	2.2 x 2.1	6'11 x 7'2
Gallery Study	2.4 x 3.7	12'2 x 7'10
Upper hall store	0.9 x 2.1	6'11 x 7'2
Bed 3	3.8 x 4.7	12'6 x 15'5
Bathroom	2.1 x 2.4	6'11 x 7'10
Bed 4/Games Room	3.2 x 6.0	10'6 x 19'8



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Churchill Homes (Aberdeen) Limited reserve the exclusive rights to make any necessary changes or amendments to the floor plans or specifications at any time throughout the construction of the development. Measurements or dimensions given are accurate to + or - 100mm and should not be used for calculating carpet sizes or appliance and furniture requirements. This information does not constitute a contract, part of a contract or a warranty. The specification, layout details are therefore only intended to provide a broad indication of how the property will be on completion. More precise details of every aspect of the property can be provided on request.



HOUSE TYPE B



ROOM DIMENSIONS

House type B - Area 250 m² (excl. garage)

Ground Floor

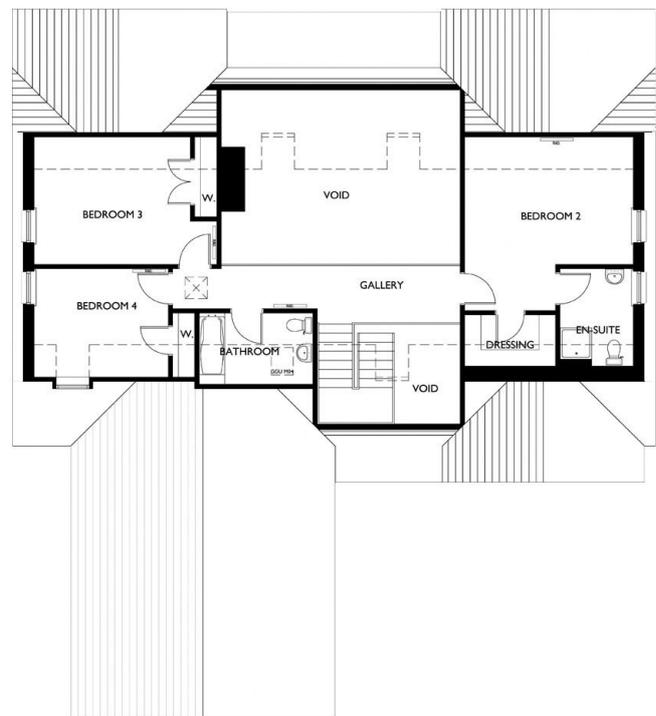
Entrance Hallway	3.9 x 4.3	14'1 x 12'10
WC	1.6 x 2.4	5'3 x 7'10
Drawing room	4.3 x 6.5	14'1 x 21'4
Dining Room	3.4 x 4.6	11'2 x 15'1
Kitchen	4.1 x 4.6	13'6 x 15'1
Family Room	4.2 x 4.6	13'10 x 15'1
Master Bedroom	4.2 x 5.0	13'10 x 16'5
Master Bedroom en-suite	2.9 x 4.6	9'6 x 15'1
Dressing rooms	1.8 x 3.4	5'11 x 11'2
	1.8 x 2.1	5'11 x 6'11
Laundry	1.9 x 2.8	6'3 x 9'2
Double Garage	5.8 x 6.0	19'0 x 19'8
Garage store	1.3 x 2.1	4'3 x 6'11

First Floor

Upper Gallery	1.5 x 7.8	4'11 x 25'7
Bed 2	4.1 x 4.7	13'6 x 15'4
Dressing	1.4 x 2.5	4'7 x 8'3
En-suite	2.0 x 2.6	6'7 x 8'6
Bed 3	3.5 x 4.2	11'6 x 13'10
Bed 4/Games Room	3.0 x 3.6	9'10 x 11'10
Bathroom	2.0 x 3.1	6'5 x 10'1



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HOUSE TYPE C

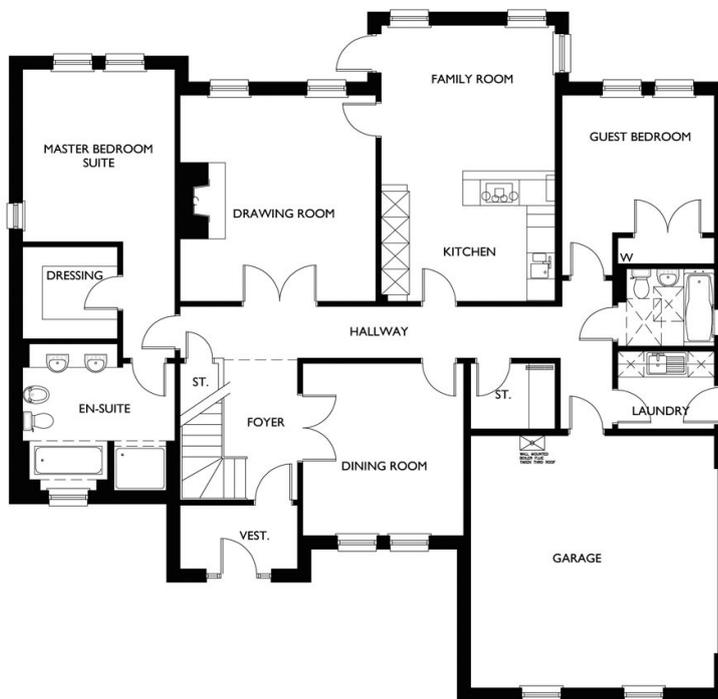


HOUSE TYPE C

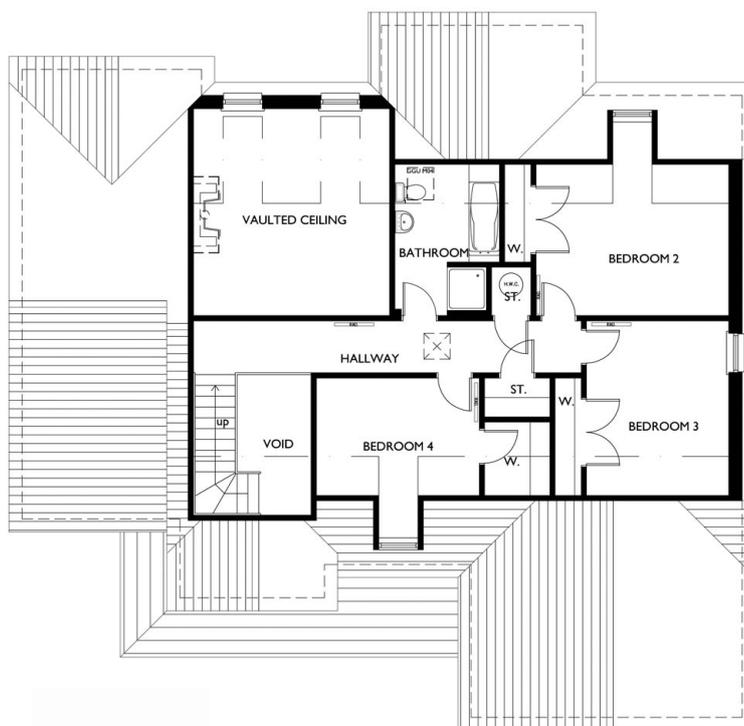
ROOM DIMENSIONS

House type C - Area 226m² (excl. garage)

Ground Floor	mm	ft/ Inches
Vestibule	1.5 x 2.7	4'11 x 8'10
Entrance Hallway	1.7 x 4.4	5'7 x 14'5
Drawing room	4.5 x 4.8	14'9 x 15'9
Dining Room	3.7 x 4.0	12'2 x 13'2
Kitchen	3.2 x 4.0	10'6 x 13'2
Family room	3.2 x 4.0	10'6 x 13'2
Master Bedroom	3.5 x 4.0	11'6 x 13'2
Dressing room (each)	2.1 x 2.2	6'11 x 7'2
En-suite	3.2 x 3.5	10'6 x 11'6
Guest bedroom 5 / Study	3.2 x 3.5	10'6 x 11'6
Bathroom	1.8 x 2.2	5'11 x 7'2
Hall store	1.5 x 1.9	4'11 x 6'3
Laundry	1.8 x 2.2	5'11 x 7'2
Double Garage	5.6 x 5.8	18'4 x 19'0
First Floor		
Upper Gallery /Hallway	1.2 x 8.9	3'11 x 29'2
Bed 2	3.5 x 4.4	11'6 x 14'5
Bed 3	3.3 x 4.0	10'10 x 13'2
Bed 4	2.7 x 3.7	8'10 x 12'2
Bathroom	2.4 x 3.5	7'10 x 11'6

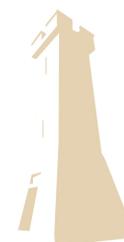


GROUND FLOOR PLAN



FIRST FLOOR PLAN

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SPECIFICATION

KITCHEN

Superior quality German kitchen units** | System Stone worktops with glass splash backs | Under mounted stainless steel sink with Hansgrohe mixer tap Siemens Induction Hob, Integrated dishwasher, Integrated fridge/freezer, & combi oven/micro | Stainless Steel & Glass Extractor Hood Under unit task lighting Under unit Stainless Steel wine cooler | Eurocarga waste and recycling centre Illuminated glass boxed shelves | LED task lighting

BATHROOMS/EN-SUITES

Quality Duravit sanitary-ware in white | Chrome mixer taps, pop up wastes and shower valves | Chrome heated towel rail | Duravit vanity tops and cabinets to Master Bed en-suite | Glass shower screens | Glass bath screens | Shaver sockets Quality ceramic wall and floor tiles

CENTRAL HEATING

Under floor heating to ground floor | Thermostatically controlled radiators to first floor and heated towel rails to bathrooms and en-suites | Oil fired heating

ELECTRICAL

TV/Satellite outlets to drawing room, family room and all bedrooms | Shaver point to en-suites fitted with extractor fans ducted to the outside BT outlets to Drawing room, family room, Study (House type A) and all bedrooms Security Alarm system | Mains Smoke heat detection system Good provision of electrical outlets | Halogen down-lights, pendants & lamp circuits throughout the properties

GENERAL FEATURES

Houses designed with High thermal insulating properties | External walls are finished with Granite or stone render | Slate effect roof tiles | Ceilings painted white Internal walls finished in almond white | Cornicing to Vestibule, Hall & Drawing room Traditional profiled wide facings, deep skirtings and window cills all painted in white satinwood finish

Main entrance door walnut effect GRP with side lights | Nordan, high performance rated, timber external doors and windows | Internal Doors are high quality oak feature panel & half glazed doors

Floor Coverings; Carpet*, Oak Veneer Flooring and Ceramic Tiles*

Wood Burning Stove * | Chesneys Feature Stone fire surrounds* | Integral Garages with Timber up and over electrically operated doors, power, water and light

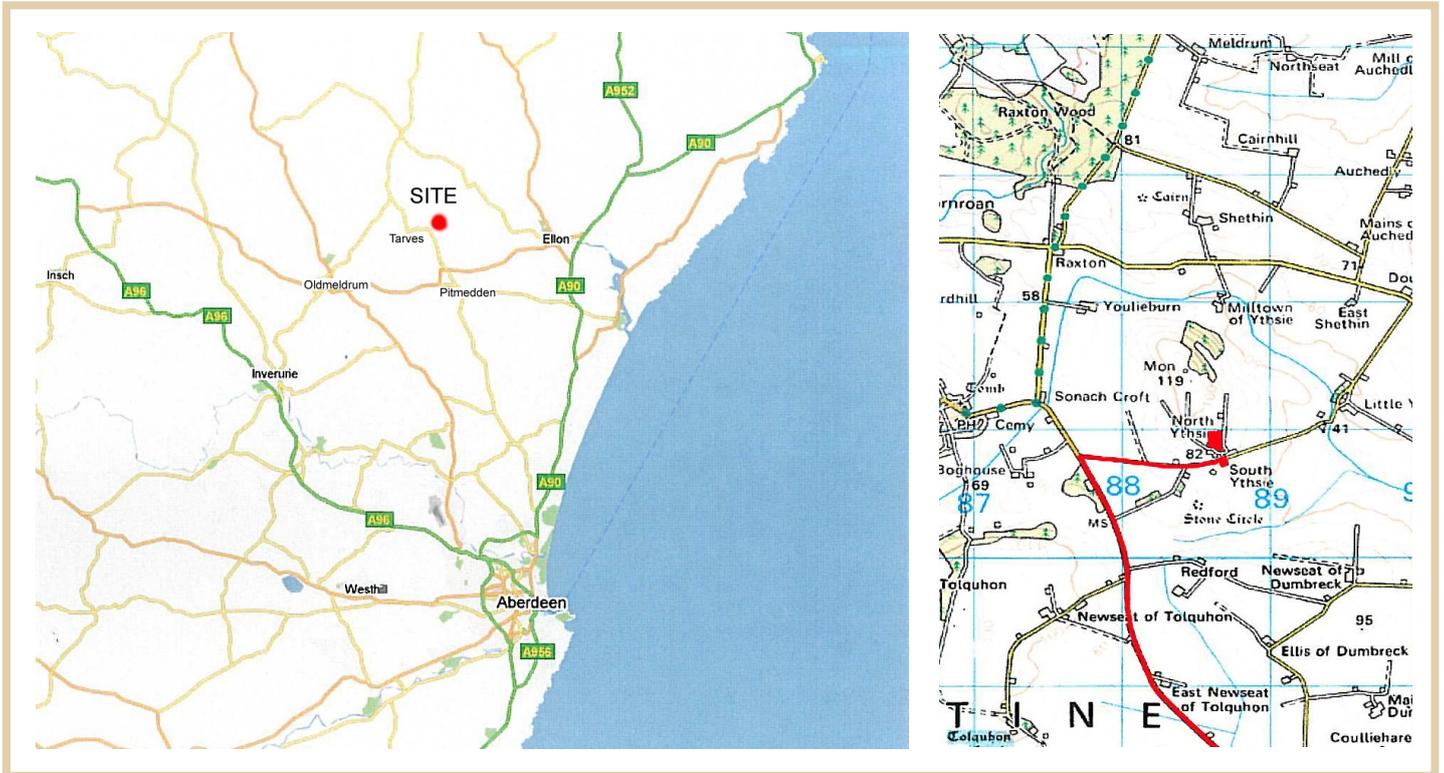
Tarred Driveway | Slabbed paths | Gardens landscaped with seeded grass, trees and shrubs | Timber garden fences

* choice from selection

** Choice subject to construction stage



DIRECTIONS



Location/Directions: Travelling from Aberdeen city centre, head northeast on the A956 (King Street) and continue onto the A90/Ellon Road after the AECC roundabout. At the next roundabout turn left and follow the signposts for the B999 for Tarves. Stay on the B999, passing through Pitmedden, and travel approximately 2.5 miles where you will see a signpost on the right hand side for Ythsie. Turn right and travel approx. 500m into Ythsie. The development is located on the left.

