

Cottonhilllock



Methlick

Cottonhillock



Type A



Type B



Type C



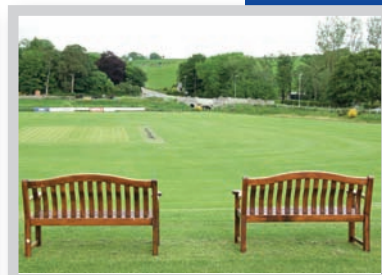
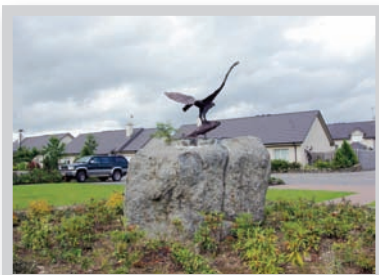
Type D



This attractive development of 23 houses and bungalows in 4 different styles has been specially designed and laid out to provide a natural extension to the village. The scheme has been devised to maintain a rural atmosphere and large amounts of public open spaces have been created which will be attractively landscaped and maintained to retain a high standard to the development.

- High quality timber framed construction
- Excellent levels of thermal and sound insulation
- A comprehensive range of kitchen units and worktops
- A choice of kitchen and bathroom ceramic wall tiling
- Extensive range of white goods to the kitchen
- Generous use of low energy recessed downlighters
- High performance double glazed windows
- Sun Lounges / Sun Rooms as standard
- Oil fired central heating with thermostatic controls to each radiator
- Woodburning stoves to lounges
- Generous site areas and secluded gardens
- Full 10 year NHBC guarantee.





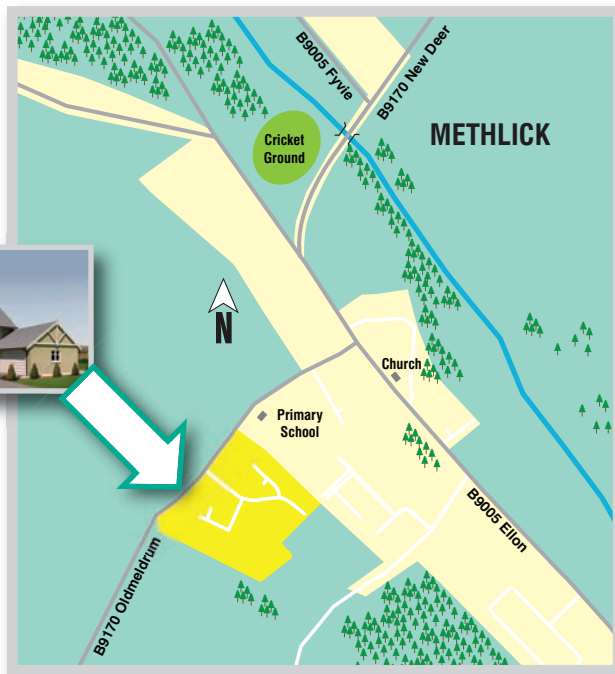
The Village of Methlick

Methlick is a delightful and unspoilt village, nestling on the banks of the river Ythan some eight miles west of Ellon. It is a thriving village which benefits from excellent amenities including a first class convenience store with post office facilities, petrol and car servicing garage and a hotel. There is a strong cosmopolitan spirit reflected in a primary school which has a very high reputation, a thriving Church, a cricket club with its own pitch, an angling association, bowling and curling clubs and a strong heritage society, amongst many other activities that take place.

A small area of woodland was recently clear felled by Haddo Estate next to the war memorial and a communal garden has been created, including a bridge over the burn and picnic tables, which greatly enhances the area in the middle of the village next to the Church.

Despite being a mere twenty miles and a half hour drive from the Bridge of Don and Dyce, a pleasant rural atmosphere is retained. Furthermore, Methlick is within the catchment for the Oldmeldrum Academy with its excellent facilities and close by are the first class shopping towns of Ellon (8 miles) with its Park and Ride service to Aberdeen, and Inverurie (12 miles).





Note: Whilst the Company takes every care to ensure the particulars are accurate, this information is intended as a preliminary guide only. Braiklay Estates Limited expressly reserves the right to amend and vary it and therefore this information shall not constitute or form any part of any contract.