

# The Shieling, Plot 3

SOUTH YTHSIE, ABERDEEN, AB41 7LS



*The Shieling | New Build | 4 Bedroom Single Storey Home | Garage with Optional Carport*



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The Caim Collection by Churchill Homes is a unique, thoughtfully designed development of 10 new-build homes. The exteriors feature rich weatherboard and green roof details, which draw on the immediate surroundings to create a subtle balance between traditional Scottish vernacular and contemporary styling. Open plan layouts offer multifunctional social spaces to entertain or unwind and create a strong sense of space whilst nurturing the connection to the outdoors.

The Sheiling is our four-bedroom, architect-designed home with open-plan living at its core. Through a generous entrance vestibule, a large picture window fills the hallway with light and takes full advantage of the surrounding panoramic views. Split into two volumes, this single-level home feels far from a typical bungalow.

# THE KITCHEN/DINING /LIVING ROOM



One side is dedicated to modern living and entertaining with an open-plan, fully-equipped kitchen, dining and living area and a dedicated utility room with WC. The separate lounge is versatile and adaptable and could double as a home office, playroom or movie room. Ythisie benefits from high-speed fibre broadband, so streaming or working from home is even more accessible.

# THE LOUNGE





The other wing is designed for rest and relaxation with four spacious bedrooms, each with built-in wardrobes, two ensuite shower-rooms and a spa-style family bathroom.

## THE BATHROOM



# THE BEDROOMS



# THE ENSUITES



Large sliding doors create opportunities for indoor-outdoor living and provide easy access to spacious, private garden grounds. Window placements throughout the home maximise natural lighting and frame the surrounding picturesque views.

# EXTERNALS & VIEW





# THE LOCATION

Located one mile east of the village of Tarves, South Ythsie is nestled in the folds between Tarves and Pitmedden. Surrounded by wide-open acres of Aberdeenshire's picturesque countryside, South Ythsie presents the best of country living in a connected community. Just 20 minutes from the AWPR and a 30-minute trip from the city.





The Tarves and Pitmedden area is equipped with amenities such as local convenience stores, a post office, a pharmacy, a GP practice, a café and a village pub. There is a rich mix of social activities which sustains a strong, healthy community spirit.

Whether it's a country walk to the Prop or in the beautiful grounds at Haddo, a stroll along the beach or playing golf, tennis or bowls, there are plenty of opportunities to enjoy the great outdoors close by. Work up a sweat at The Shed Health Club, just a short walk from the Caim Collection, or relax and unwind at the nearby Nethermill Wellness Spa in Tarves.

Education options are available for every age. The purpose-built Meldrum Academy offers secondary education, and the local Tarves School and Tarves Playgroup for younger children and toddlers. There are also excellent provisions in place for the local independent schools such as Albyn School, Robert Gordon's College and St Margaret's School for Girls.



  
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