

STEWART & WATSON

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**SOUTH FLAT, ROWANBANK
PARK CRESCENT, MAUD AB42 4NB**



1 Bedroomed ground floor flat

- Lounge with solid fuel fire
- Fitted kitchen
- Recently refitted shower room
- UPVC DG & electric storage heating
- Exclusive garden areas

OFFERS OVER **£72,000**

Home Report Valuation £72,000

www.stewartwatson.co.uk

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ACCOMMODATION

Hall

Lounge 14'7x12'1 (4.44m x 3.68m)

Kitchen 11'8x6'9 (3.56m x 2.06m)

Bedroom 10'5x7'11 (3.18m x 2.41m)

Shower room 5'5x4'3 (1.65m x 1.30m)

GENERAL

This is a self contained ground floor flat with UPVC double glazing and electric storage heating and with its own exclusive garden areas. The property retains many of the original features including wood panelled doors, stripped pine floors, dado and picture rails. A coal fire offers heating and a focal point in the lounge. Also in the lounge is a bay window from which can be enjoyed an open view given the elevated situation. The shower room has been fitted out with a corner shower cabinet, toilet and whb with the walls fully finished in black sparkle wet wall panelling. The kitchen is fitted with units at base and eye level with pine doors. There are spaces for dishwasher, washing machine and fridge and freezer and there is a hob with over below. The bedroom has a wardrobe with mirror doors.



Lounge



Kitchen



Bedroom



Hall



Shower room



Rear garden

OUTSIDE

To the rear and giving access to the flat is a terraced area ideal for sitting out. Beyond this is a fully fenced exclusive garden with clothes drying area. There are two sheds.

ITEMS INCLUDED

All floorcoverings will be included in the sale

Council Tax

Band A

EPC Banding

EPC=E

Entry

By arrangement

Viewing

Contact our Mintlaw office – 01771 622338

Email

Email: mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

The village of Maud offers two local convenience stores, a primary school, doctors' surgery, community resource centre and church. Further facilities are available at Mintlaw, Peterhead or Fraserburgh. The outskirts of Aberdeen are approximately 30 miles away

Reference - HAB

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
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