

STEWART & WATSON

your **complete** property & legal service

*FARMHOUSE UPPER BENWELLS,
MAUD, AB42 5PE*



4 Bedroomed detached farmhouse

- Lounge
- Open countryside views
- Large dining kitchen
- Oil C.H. & D.G. EPC - F
- Nissen hut

£800 p.c.m

Letting Agent Registration Number is LARN1904084

Landlord Registration No. 1633192/110/04082, 1633194/110/04082, 1633197/110/04082

www.stewartwatson.co.uk

ACCOMMODATION

Entrance hall and stairs

Lounge with open fire

Utility

Dining kitchen

Rear entrance vestibule

Cloak room

4 Double bedrooms

Bathroom with four piece suite



Entrance Hall & Stairs



Lounge with open fire



Lounge (alt view)



Utility



Dining kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Home office/bedroom 4



Bathroom

GENERAL

This former farmhouse is situated just over 2 miles from the village of Maud. The Property offers a substantial level of accommodation over two floors. New carpets, blinds & curtains throughout.

OUTSIDE

There are mature gardens to the front, side and rear. There is parking to the side of the property with the availability of a Nissan hut across the track.



Garden



Garden



Nissen hut

Council Tax

Band D

EPC Banding

EPC= F

Entry

By arrangement

Viewing

Contact our Mintlaw office on (01771) 622338

Email

Email: mintlaw.property@stewartwatson.co.uk

Applications

To be made on our application form available from any of our offices and submitted along with two references.

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Terms

In addition to the rent, the tenant shall be responsible for payment of the Council Tax and all utility bills.

Reference - NH

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
59 High Street, Turriff AB53 4EL
65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
35 Queen Street, Peterhead AB42 1TP

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