

STEWART & WATSON

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**UPPER FLAT, VIEWBANK, THE AVENUE, MAUD
AB42 4NA**



3 Bedroom First Floor Flat

- Two double bedrooms & single bedroom
- Electric storage heating system
- Off street parking
- PVC double glazing
- EPC = E

Offers Over £90,000

Home Report Valuation £95,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This three bedroom first floor flat is located in the village of Maud and benefits from electric storage heating and PVC double glazing.

The lounge has a window to the front of the property. The kitchen is accessed through the lounge and is fitted with white base and wall units with wood effect countertops incorporating stainless steel sink and electric hob with extractor above. There is an oven and space for a washing machine and fridge freezer.

The bathroom has a white three piece suite comprising toilet, vanity unit wash hand basin and bath with electric shower overhead.

Bedroom 1 is a double bedroom with a window to the front of the property. There is a built in double wardrobe.

Bedroom 2 is a double bedroom with built in storage and Bedroom 3 is a single bedroom to the front of the property.

The loft space is floored with access via ceiling hatch in the hallway.

ACCOMMODATION

Dining Kitchen	11'5 x 9'9
Lounge	12'5 x 12'0
Bathroom	9'4 x 5'8
Bedroom 1	12'6 x 9'1
Bedroom 2	12'8 x 9'9
Bedroom 3	8'8 x 7'8

Please Note: Photos taken at widest point



Lounge



Kitchen



Lounge Alt



Kitchen Alt



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

OUTSIDE

There is an external store located to the side of the building and a shared driveway providing off street parking.

ITEMS INCLUDED

All carpets, floor coverings, window dressings & light fittings are included in the sale.

Council Tax

Band A

EPC Banding

Band E

Entry

By arrangement

Viewing

Contact our Mintlaw office – (01771) 622338

Email

mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

The village of Maud offers a local convenience store, a primary school, doctors' surgery, church, hotel, hairdresser, shops and a community resource centre with gym and community café. The village lies close to the ever expanding village of Mintlaw, Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, dental practice, vets, post office, filling-station with shop attached, garage, hotels and pubs, takeaway food outlets, garden centre with coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 29 miles distant. There is the MACBI Community Hub, a centre offering a range of activities and a soft play area and coffee shop. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

Reference NH/SCOR