

STEWART & WATSON

your **complete** property & legal service

CRAIGS OF KNAVEN, MAUD
AB42 5SA



3 Bedroom, 2 Public room Farmhouse with Land

- Set in around 5 acres or thereby
- Sitting room with wood burner stove
- Open plan lounge/dining room
- Oil central heating & uPVC double glazing
- Steading and stables

Offers Over £290,000

Home Report Valuation £290,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

Enjoying a rural location, this three bedroom detached farmhouse with steading, stables and land is located a few miles from the popular village of Maud. Ideally suited for the equestrian orientated buyer or a buyer looking for a more rural setting. The property benefits from oil central heating and uPVC double glazed.

The dual aspect sitting room has windows to the front and side of property and benefits from a wood burner stove.

The spacious open plan lounge/dining room benefits from French doors to the rear and windows to the front and side of the property.

The kitchen is fitted with cream wall and base units with contrasting wood effect worktops incorporating a stainless steel extra bowl sink, ceramic hob with extractor above, eye level double oven and integrated fridge freezer. There is under counter space for a washing machine and free standing spaces for a tumble dryer and fridge freezer. There is space for a small dining table and chairs.

The wet room is fitted with a white two piece suite comprising toilet and vanity unit wash hand basin. There is a shower area with a thermostatic shower.

On the upper level there are three double bedrooms. Bedroom one looks out to the rear of the property and bedrooms two and three both have dormer windows looking out over the front garden.

ACCOMMODATION

Entrance Hall

Sitting Room	14'2 x 15'2 (4.34m x 4.69m)
Open Plan Lounge/dining room	31'6 x 12'7 (9.60m x 3.85m)
Kitchen	13'8 x 14'11 (4.18m x 4.55m)
Wet Room	7'6 x 8'1 (2.29m x 2.46m)

Landing

Bedroom 1	19'6 x 15'4 (5.95m x 4.68m)
Bedroom 2	8'1 x 10'1 (2.47m x 3.08m)
Bedroom 3	13'5 x 10'1 (4.69m x 3.08m)

Please Note: All sizes taken at widest point



Sitting Room



Kitchen



Bedroom One



Bedroom Two



Wet Room



Rear of Property



Stabling/Stables



Stables



Land



View

OUTSIDE

The property is set in around 5 acres or thereby. The front garden and right side of the property are mainly laid to grass with mature plants.

To the left of the property is a workshop (11'5 x 10'4 (3.49m x 3.17m)) which has power and light.

The rear garden is mainly laid to grass with mature trees and has a chipped stoned driveway leading to the property. There is a L Shaped stable block (69'5 x 40'8 (21.17m x 12.39m)) with three built in stables and linked to the stables is the steading (26'7 x 16'1 (8.10m x 4.91m)). There also two small sheds which are included in the sale.

SERVICES

Private water supply and septic tank

ITEMS INCLUDED

All carpets, floor coverings, window dressings, light fittings and garden sheds are included in the sale.

Council Tax – Band B

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, library, 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 including multi-gym, sports facilities including an all weather pitch, fitness and other classes for adults and children, other non-sporting activities, 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

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
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331