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AULD MUILEANN, MAUD
AB42 4NZ



3 Bedroom Detached Cottage with range of Outbuildings

- Dining kitchen & Sunroom with wood burning stove
- Shower Room and Bathroom
- Oil C.H. & uPVC double glazing
- Mature gardens and patio area
- Two double garages, one with inspection pit and cloakroom

Offers Over £250,000

Home Report Valuation £250,000

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TYPE OF PROPERTY

This three bedroom detached cottage is located in the village of Maud. The property benefits from oil central heating and uPVC double glazing.

Entry to the property is via the rear hallway which houses doors to the kitchen, utility room, bathroom, shower room and three bedrooms.

The kitchen is fitted with white base and wall units with grey wood effect countertops with LED lighting around the edging. There is an integrated fridge freezer, microwave and oven, dishwasher, induction hob with extractor above and a white sink and drainer unit. The kitchen benefits from plenty storage with a pull out pantry cabinet, rotating corner cabinets, spice rack drawer and integrated bin storage.

Through the kitchen is the Sunroom which is the primary lounge area. There is an external door leading to the patio. There is a wood burning stove which was installed in 2019.

The utility room houses the boiler and is plumbed for a washing machine. There is a stainless steel sink and drainer unit and built in shelving.

Next to the utility room is the bathroom which has a white three piece suite comprising toilet, wash hand basin and bath with electric shower head above. There are dual aspect windows to the front and side of the property.

Down the hallway is access to the three bedrooms. Bedroom 1 has a window to the side of the property and is a good sized double bedroom. Bedrooms 2 & 3 have windows to the rear of the property and both benefit from built in single wardrobes.

The shower room has a white three piece suite comprising toilet, wash hand basin and shower enclosure with thermostatic showerhead.

ACCOMMODATION

Sunroom	12'2 x 12'4 (3.72m x 3.79m)
Dining Kitchen	14'1 x 13'4 (4.29m x 4.07m)
Bedroom 1	12'7 x 10'1 (3.87m x 3.09m)
Bedroom 2	13'2 x 9'3 (4.01m x 2.83m)
Bedroom 3	10'1 x 9'8 (3.07m x 2.99m)
Shower Room	7'0 x 6'2 (2.13m x 1.89m)
Bathroom	9'8 x 6'1 (3m x 1.85m)
Utility Room	8'1 x 6'4 (2.48m x 1.95m)

Please Note: Photos taken at widest point



Sunroom



Dining Kitchen



Sunroom Alt



Dining Kitchen Alt



Bedroom 1



Bedroom 1 Alt



Bedroom 2



Bedroom 2 Alt



Bedroom 3



Bathroom



Bathroom Alt



Shower Room





External



Garden



Patio



Patio Alt



Rear Garden



Summerhouse



Garages



Sign

OUTSIDE

The property is accessed via a gravel driveway with plenty of space for multiple vehicles. There are two double garages that both benefit from power and light. The smaller garage has built in shelving and surrounding the outside of the building are log storage shelves. The larger garage has a vehicle inspection pit and a cloakroom comprising toilet and wash hand basin. To the rear of the larger garage is a steel cabin that is currently being used as storage. There is also a smaller storage unit with two retractable doors and this benefits from power and light.

There is a large garden area laid to grass with a greenhouse and shed and also a summerhouse to the rear of the garden which all benefit from power and light. There is a patio area that gives access to the sunroom.

SERVICES

Mains water and electric. Drainage to Septic Tank & Oil fired central heating.

ITEMS INCLUDED

All fitted floor coverings, window dressings and light fittings are included in the sale. The shed, greenhouse and summerhouse are also included.

Council Tax

Band D

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