



**MODERN SEMI DETACHED HOME SET WITHIN  
THE ATTRACTIVE VILLAGE OF MAUD**

18 DEN VIEW, MAUD, PETERHEAD, ABERDEENSHIRE, AB42 4PB





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### Summary

- ◆ Three bedroom, semi-detached, 2-storey dwelling house
- ◆ Oil fired central heating
- ◆ Double glazing
- ◆ Floor coverings and white goods
- ◆ Private driveway
- ◆ Fully enclosed garden with lawn and garden shed

EPC = C

### Distances

Peterhead 14 miles  
Aberdeen 30.5 miles  
Aberdeen International Airport 29 miles

### Directions

From Ellon take the A948 New Deer road for approximately 11 miles, taking a right at the signpost for Maud. At the junction, turn left and the development is on the left hand side. Follow the road round and number 18 can be found on the right hand side.

### Location

Maud is an attractive village in the heart of the Buchan countryside and offers primary school facilities with secondary school facilities available in nearby Mintlaw. There is a good range of shops and amenities including a hospital for the elderly, a gym and community centre with a cafe. There are regular bus services to Peterhead, Ellon and Aberdeen.

## Description

Forming part of a modern development this semi-detached, three bedroom dwelling house benefits from a rural aspect on the outskirts of the village of Maud. Due to its condition and specification it provides the opportunity to move in with minimal inconvenience. Offering accommodation over two levels the property comprises an entrance hallway with cloakroom, lounge and modern fully fitted kitchen on the ground floor and three bedrooms and a fully fitted bathroom on the first floor. The property also benefits from a private driveway and rear garden along with fittings internally which include floor coverings, blinds and white goods.

## Accommodation

### ◆ Ground floor:

- Entrance hallway
- Lounge – generous size with French doors providing access to the garden, understair storage cupboard housing electricity metre, two ceiling light fittings, TV and telephone point.
- Kitchen – well equipped kitchen with range of modern wall and base units. Includes stainless steel sink, electric hob, stainless steel cooker hood, oven, unit housing Worcester central heating boiler, fridge freezer, washer/dryer unit and vinyl floor coverings.
- Cloakroom – white W.C and wash hand basin, frosted window, splashback tiling, extractor fan and vinyl flooring

### ◆ Upper Floor

- Double Bedroom – rear facing triple window, good sized bedroom benefitting from built-in double wardrobe with attractive sliding mirrored doors
- Double Bedroom – front facing with built-in wardrobes and sliding mirrored doors
- Bedroom – rear facing aspect with double window overlooking garden.
- Bathroom – fitted with white three piece suite comprising WC, wash hand basin and bath with shower over, splashback tiling, frosted window, extractor fan, shaver socket and vinyl floor.
- Storage cupboard off the hall.

## Outside

There is a lockblock driveway to the front of the property offering off street parking. An enclosed garden with a lawn and garden shed is present to the rear.

## Services

- ◆ Mains water
- ◆ Mains drainage
- ◆ Hydro electric
- ◆ Oil fired central heating

## Fixtures and fittings

- ◆ Fully fitted kitchen with fitted hob, oven and fridge freezer.
- ◆ Carpets and other fitted floor coverings are in place throughout.
- ◆ Fully fitted bathroom and WC with modern good quality sanitary fittings.
- ◆ Thermostatically controlled radiators are in place throughout.
- ◆ Unfurnished.

## Local Authority

Aberdeenshire Council Tax Band C.

## Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

## Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

## Possession

To be by mutual agreement.

## Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

## Viewing

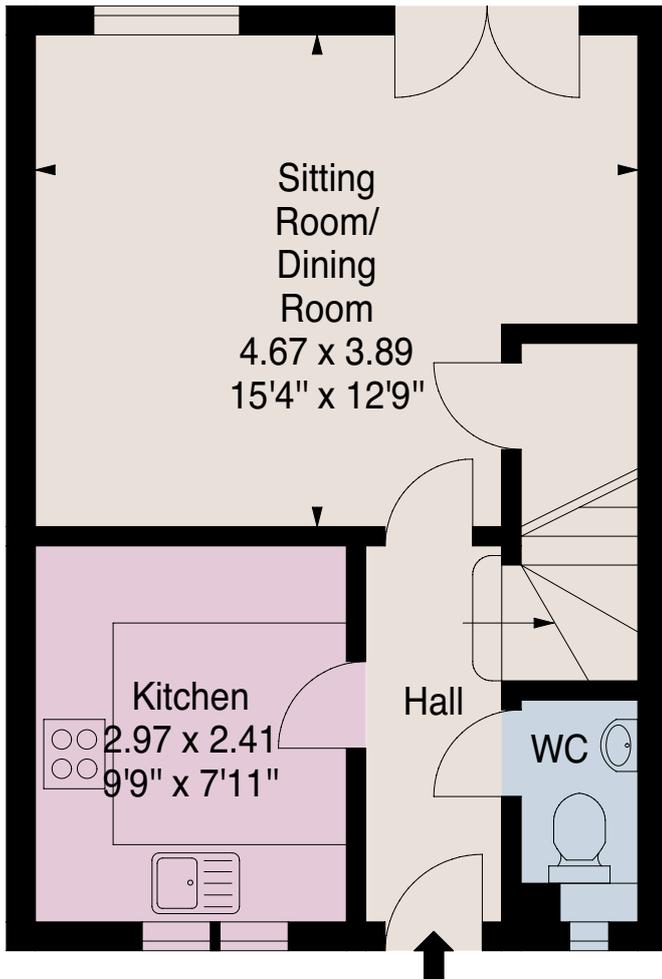
Strictly by appointment with Hannah Guild, Savills – 01224 971111.



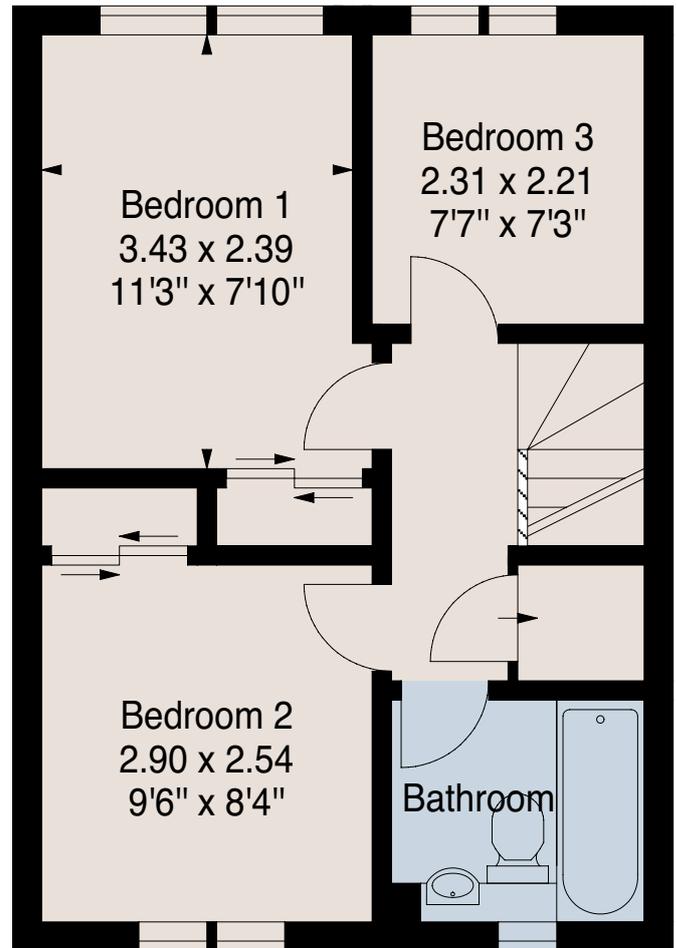
FLOORPLANS

Gross internal area (approx):  
66.33 sq.m (714 sq.ft)

For Identification Only. Not To Scale.



**Ground Floor**



**First Floor**

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