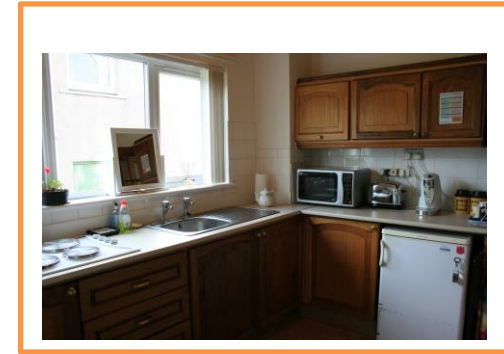


2 Hospital Cottages, Bank Road, Maud, AB42 5NR

OFFERS OVER £115,000



We are pleased to offer for sale this three bedroom semi-detached property.

The property consists of a lounge, kitchen, 3 bedrooms, en-suite and bathroom. Triple glazing and oil heating.
Gardens to front and rear of property, driveway.

The property is located in the village of Maud which is within commuting distance of Aberdeen. The village has a Primary School, cafe, community centre, gym and other facilities. Walks can be taken along the old railway lines which now form part of the Formartine and Buchan Way.

JOHN ADAM **PARTNER**
STUART FLOWERDEW **PARTNER**
JOANNE ADAM **ASSOCIATE**
PETER SCOTT **CONSULTANT**

2 Marischal Street, Peterhead AB42 1HU. LP12 Peterhead
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Adam & Flowerdew Solicitors is the trading name of Adam Legal LLP, a Limited Liability Partnership registered in Scotland No. S0301795. Registered Office, 2 Marischal Street, Peterhead AB42 1HU.

Lounge 11'9" x 15'3" (3.60m x 4.67m)

Window to rear of property, feature electric fire (could still be used as coal fire) TV and phone points, wooden flooring with rug.

Kitchen 9'8" x 9'2" (2.95m x 2.81m)

Range of floor and wall units, plumbed for washing machine, electric hob, linoleum flooring.

WC 3'1" x 4'6" (0.95m x 1.38m)

Comprising of toilet and wash hand basin.

Bedroom One 11'2" x 12'3" (3.41m x 3.76m)

Double bedroom, Window to front of property, carpeted flooring.

En-Suite 5'2" x 7'4" (1.58m x 2.24m)

Comprising of toilet, sink and shower suitable for wheelchair.

Bedroom Two

Double bedroom, window to rear of property.

Bedroom Three

Double bedroom, window to front of property.

Family Bathroom

Toilet, sink and bath, window to side of property, linoleum flooring.

Other

All light fittings, blinds and flooring to remain.

Home Report Valuation £115,000, Home Report available (fee may apply)
EPC Rating – E
Council Tax Band - B



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