

BROWN & McRAE

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NOTARIES PUBLIC

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DRYMUIR MAUD *HOUSE, STEADING & APPROX. 4 ACRES LANDS*



OFFERS OVER £189,000

Located just over a mile from the popular village of Maud and well within travelling distance of Aberdeen, Peterhead and Fraserburgh, this detached farmhouse set in picturesque countryside. The subjects are for sale to include a Steading which has full planning consent to convert into a detached 4 bedroomed dwelling with separate garage. Also included is an area of land to the front of the farmhouse which extends to approx. 1.61ha (4 acres). Additional land up to 7.47ha (18.47 acres) which includes 3.22ha (7.96 acres) in trees can be made available for sale by separate negotiation.

The farmhouse is entered from the rear to a large porch with a smaller porch to the front of the house which leads to the front garden. Benefiting from oil central heating and double glazing, this 1½ storey stone and slate property would make a lovely family home for anyone looking to get away from the hustle and bustle of city living.

PORCH, INNER HALL, SHOWER ROOM, LIVING ROOM, KITCHEN, MAIN HALL, BEDROOM, PORCH.
UPSTAIRS: LANDING, 2 BEDROOMS. OUTSIDE: FRONT GARDEN, STORE/WORKSHOP, CAR PORT,
SHED, GREENHOUSE, STEADING, 1.61ha (4 ACRES LANDS).

ENTRANCE PORCH

Entering through part glazed door. 5.15m x 2.50m (16'11" x 8'5") windows on 2 sides. Wood panelling to walls, 2 wall lights, TV point. Door to:

INNER HALL

Skylight window. Cloak hooks.

SHOWER ROOM



2.73m x 2.26m (8'11" x 7'5") frosted glazed window to side with louvre blinds. Fitted white 3-piece suite of wc and whb in vanity unit which extends along the length of one wall. Corner shower cubicle with Aqua panelling, radiator.

LIVING ROOM

4.19m x 3.10m (13'9" x 10'2") window to front. Tiled fireplace for coal fire. TV/Satellite point, radiator. Shelved recess with louvre doored cupboard beneath. Cupboard housing the hot water tank. Door to:



KITCHEN



2.29m x 2.18m (7'6" x 7'2") fitted with a suite of base and wall units, open display shelving, worktop, sink and drainer. Built-in electric hob with oven beneath and extractor hood above.

MAIN HALL

Turning stairs to upper floor. Shelved understairs cupboard.

BEDROOM 1

4.39m x 2.94m (14'5" x 9'8") window to front. Boarded up fireplace with shelved recess to side. TV point, radiator.

FRONT PORCH

2.81m x 2.03m (9'2" x 6'8") windows on 3 sides with part glazed door to garden. TV aerial cable, wood panelling to walls, polycarbonate ceiling, radiator.



UPSTAIRS

LANDING

Skylight window.

BEDROOM 2

3.16m x 2.95m (10'4" x 9'8") dormer window to front. Radiator.

BEDROOM 3

3.19m x 2.48m (10'5" x 8'2") dormer window to front. TV aerial cable, radiator.

OUTSIDE



To the front of the property there is a good sized garden mainly in grass with tree/shrub/flower planting. GREENHOUSE. Box steel constructed SHED. Oil central heating tank. Lean-to CAR PORT to side of house and a further SHED/WORKSHOP.

STEADING



The owners have obtained FULL PLANNING CONSENT to convert the steading into a detached 4 bed family home with the erection of a separate garage, which is for sale with the property. The owners would however consider selling the steading separately with 0.31ha (0.77 acres) of land. PLANNING APPLICATION REF: B/APP/2008/1565

LANDS

The farmhouse is for sale to include 1.61ha (4 acres) of land to the front of the property. An additional 7.47ha (18.47 acres) of lands which includes 3.22ha (7.97 acres) in trees can also be made available by separate negotiation.

SERVICES

Private well fed water supply, drainage to septic tank and soakaway.

DIRECTIONS

From the village of MAUD take the B9106 toward Auchnagatt for approximately 1.2 miles. Take the track on the left signposted 'Ross Drymuir' which leads straight to the farmhouse.

POST CODE	AB42 5RR
COUNCIL TAX BAND	Currently band F
ASKING PRICE	Offers over £189,000 are fully expected.
VIEWING	By arrangement with the Selling Agents.
ENTRY	By arrangement.
OFFERS TO	Messrs. Brown & McRae (Ref: KSP)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.

