

## Fridayhill,

Maud, Peterhead, AB42 4QQ

Price Over

**£239,000**

**Under offer**

 **3**
 **2**
 **2**

 **190 m<sup>2</sup>**
 EPC **F**
 Council Tax Band **B**



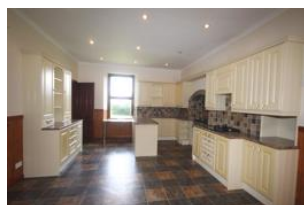
### Contact Solicitor

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### Features



Garage



Garden

## Description

**3 Bedroomed former farmhouse** with large garage. Lounge and sun lounge. Farmhouse style kitchen. Master bedroom with en-suite. Double glazed and oil fired CH. Large mature garden grounds

### ACCOMMODATION

Rear entrance vestibule 11'5 x 6'9 (3.48m x 2.08m)

Sun Lounge 12'8 x 9'4 (3.87m x 2.86m)

Hall

Utility store 6'7 x 8'9 (2.02m x 2.87m)

Utility room/toilet 9'4 x 6'5 (2.86m x 1.98m)

Kitchen 22'11 x 13'5 (7.9m x 4.11m)

Front hall

Bedroom 2 13'9 x 13'9 (4.2m x 4.2m)

Lounge 23'2 x 13'8 (7.06m x 4.16m)

Landing

Master bedroom 16'7 x 13'8 (5.07m x 4.16m)

En-suite shower 7'5 x 5'11 (2.31m x 1.82m)

Bathroom 10'4 x 7'7 (3.15m x 2.33m)

Boxroom

Bedroom 3 16'7 x 13'6 (5.07m x 4.13m)

**GENERAL** This is a former farmhouse which has been extended to the rear to provide an entrance vestibule and a sun lounge. It retains many of the original features including pine panel doors, skirtings, window recesses and ceiling coving. The rooms are above average in size for this style of house. The windows are double glazed and the heating is oil fired from the Stanley stove in the kitchen.

The spacious dining kitchen is fitted in farmhouse style with cream panel fronted units and incorporated into which are a gas hob, stainless steel sink, integrated dishwasher and fridge and the two burner Stanley stove which fires the central heating and is used for cooking. There is space for a large dining table. The walls are wood panelled to dado height.

The lounge has windows to both the front and the side and has as its focal point a Victorian style arched cast iron fireplace with pine overmantle and features a dado rail and cornicing. The open fire has a back boiler which supplements the oil fired central heating system when burning wood. Other rooms include the dual purpose utility room/toilet and utility room/store on the ground floor and a large boxroom with velux windows on the landing.

The master bedroom has a south facing aspect to the front with views over open countryside and has two double fitted wardrobes and a recently refurbished en-suite shower room. Bedroom 3 also has two double fitted wardrobes and enjoys the same open southerly views. The family bathroom has been recently refurbished with a P-shaped shower bath with power shower, pedestal whb and wc. The front hallway has an original staircase with mahogany banister and cast iron spindles.

The spaciousness of the accommodation of this property will only be appreciated upon viewing.

**OUTSIDE** The house enjoys large mature gardens both to the front and rear and which are laid mainly in grass with a range of mature trees and shrubbery all round offering seclusion and shelter. The property is accessed by its own private driveway which leads to a large garage (38'11 x 19'6, 11.86m x 5.96m) with power and light and where the oil tank is located. It offers itself for use as a workshop or storage shed given its size which well exceeds a normal domestic garage.

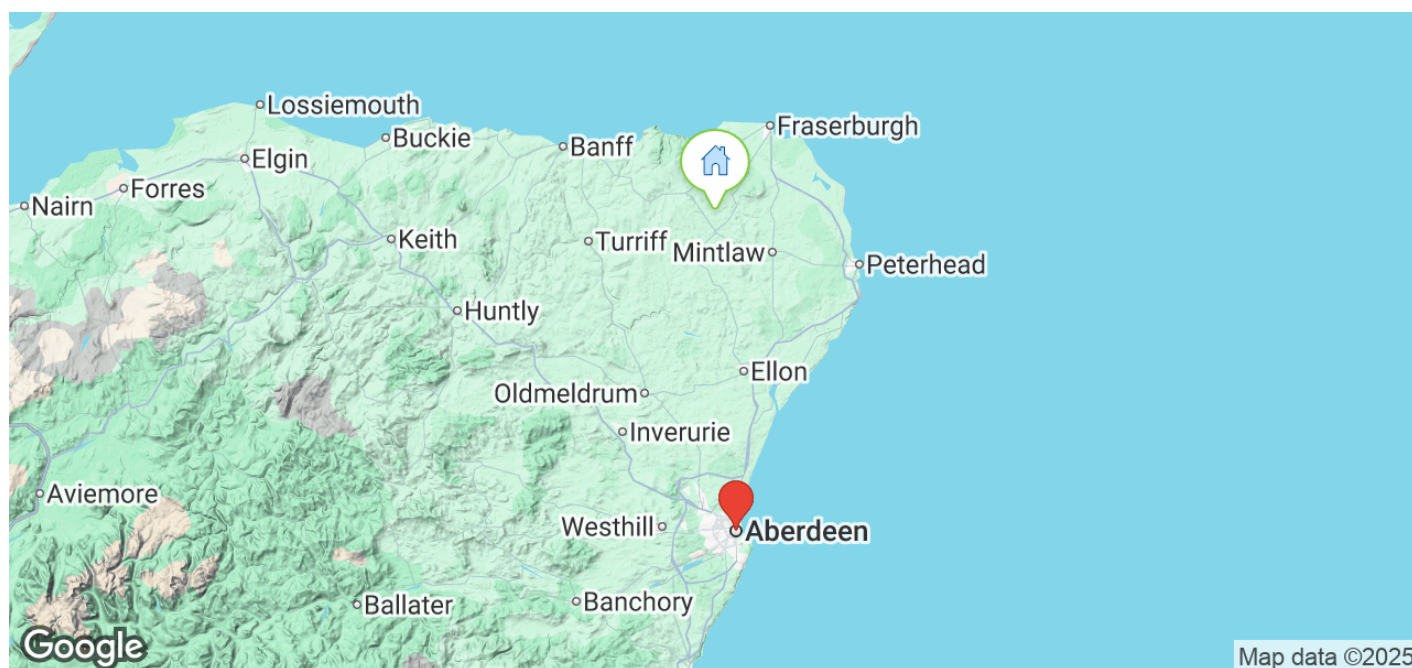
**SERVICES** Oil fired CH. Private water supply. Sewerage to a septic tank. The gas hob is LPG.

**ITEMS INCLUDED** All carpets, floor coverings, blinds and curtains are included in the sale.

**Council Tax** Band B

**EPC Banding** EPC = F

**LOCATION** Fridayhill, while postally listed under Maud, lies close to the village of Strichen. From Mintlaw take the Banff road and shortly after the Brucklay Garage take the right turn sign posted “Fridayhill” The property is located on the left hand side, the third property along. It is a few minutes drive from Strichen and its amenities which include a primary school for which there is a bus collection outside the property Other facilities include a daily direct bus service to Aberdeen and Fraserburgh, a doctors surgery, pharmacy, two pubs/hotels, two shops and a high class butcher. It is also within easy driving distance of Central Buchan’s largest village Mintlaw and also the towns of Fraserburgh and Peterhead.



### View this property here

<https://www.aspc.co.uk/search/property/358342/Fridayhill/Peterhead/>

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