



FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

HOUSE FOR SALE

ClachView, Deer Road,
Maud, Peterhead

AB42 4PQ

Offers over £225,000

Property Features

- ✓ DETACHED HOUSE
- ✓ 5 BEDROOMS
- ✓ 2 BATHROOMS
- ✓ 2 BASEMENT CELLARS
- ✓ DOUBLE-GLAZING
- ✓ OIL HEATING
- ✓ SOLAR PANELS
- ✓ GARAGE
- ✓ ENCLOSED GARDEN
- ✓ EPC RATING C
- ✓ COUNCIL TAX BAND E



About The *Property*

A charming 1900s period house full of character, offering spacious accommodation with six bedrooms and two bathrooms. Set in the peaceful country village of Maud, the property benefits from a large garden, providing plenty of outdoor space and a tranquil rural setting while retaining the appeal of traditional village living.



FOR MORE DETAILS:
01346 517124



68 Broad Street,
Fraserburgh, AB43 9AS



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WWW.FORBESPROPERTY.CO.UK

Accommodation Key Features

Spacious Bedrooms:

Ideal for families or individuals who need extra space for guests or a home office. Each bedroom offers privacy, and the bedrooms are of generously size, offering ample space for relaxation and personalization. Large windows flood the rooms with natural light, creating a warm and inviting atmosphere.

Garden:

A large, enclosed rear garden laid principally to lawn with a paved seating area taking in views over Maud Old Railway Bridge. The garden includes a small ornamental/wildlife pond, a timber garden shed for storage, and a detached garage with vehicle access. The grounds are bordered by a mix of mature planting and fencing, offering. Access is provided via a side gate from the front of the property.

Close to All Amenities:

Proximity to essential amenities like shops, schools, parks, Academy School bus and public transportation adds convenience to daily life. Residents can easily access services and activities without travelling far.

Parking:

Adjacent to the property there is a Single garage which offers off-street parking, providing convenience and security. Additional parking available on the street for guests or additional vehicles

Easy Access for Travel:

Accessibility to major roads, highways, or transport hubs ensures smooth travel for residents. Whether commuting to work or embarking on weekend getaways, the property's location offers convenience for travellers.

Things to do in Maud

- **Maud Railway Museum** – Small museum about local railway history.
- **Owl and Pussycat Centre** – See and interact with owls and cats.
- **Local Farmers' Market** – Buy fresh local produce and goods.
- **Bicycle Trails** – Cycle or walk along the old railway line.

Arrange a private viewing today and experience the perfect harmony of heritage elegance and modern living.

 01346 517124

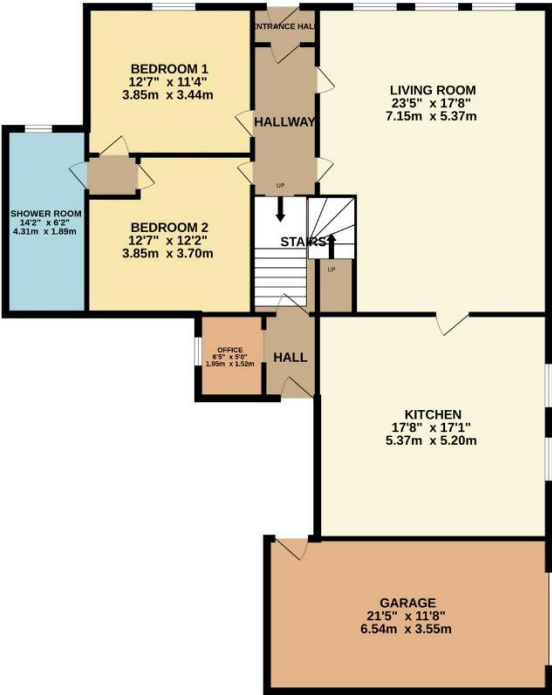
 enquiries@forbesproperty.co.uk

Floor Plan

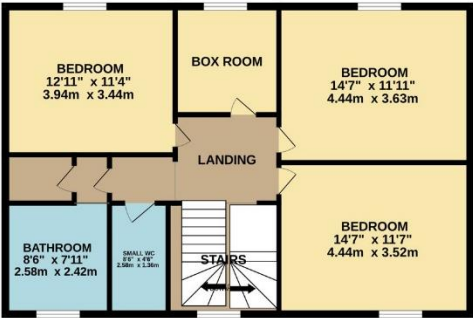
BASEMENT
451 sq.ft. (41.9 sq.m.) approx.



GROUND FLOOR
1521 sq.ft. (141.3 sq.m.) approx.



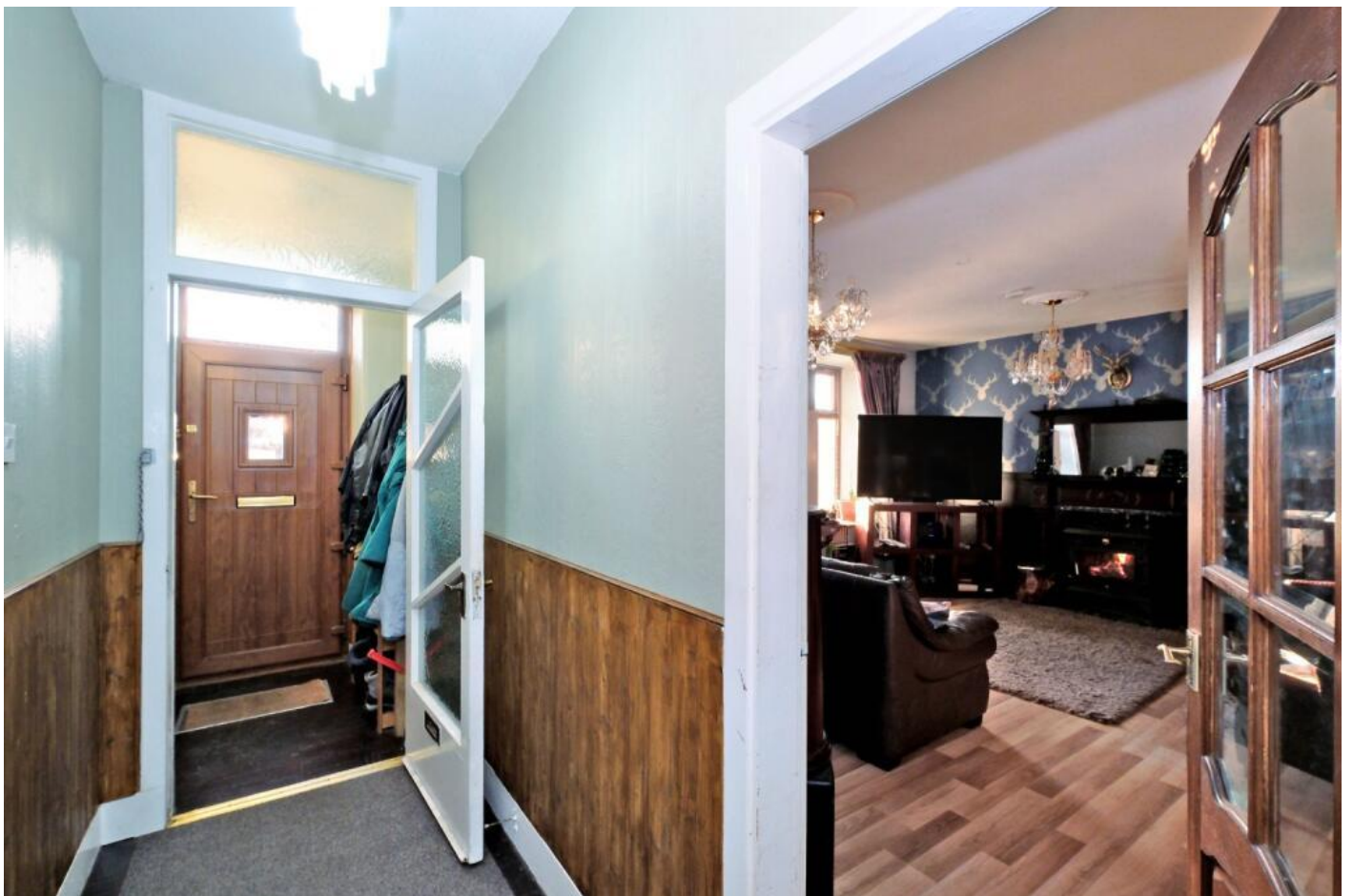
1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 2802 sq.ft. (260.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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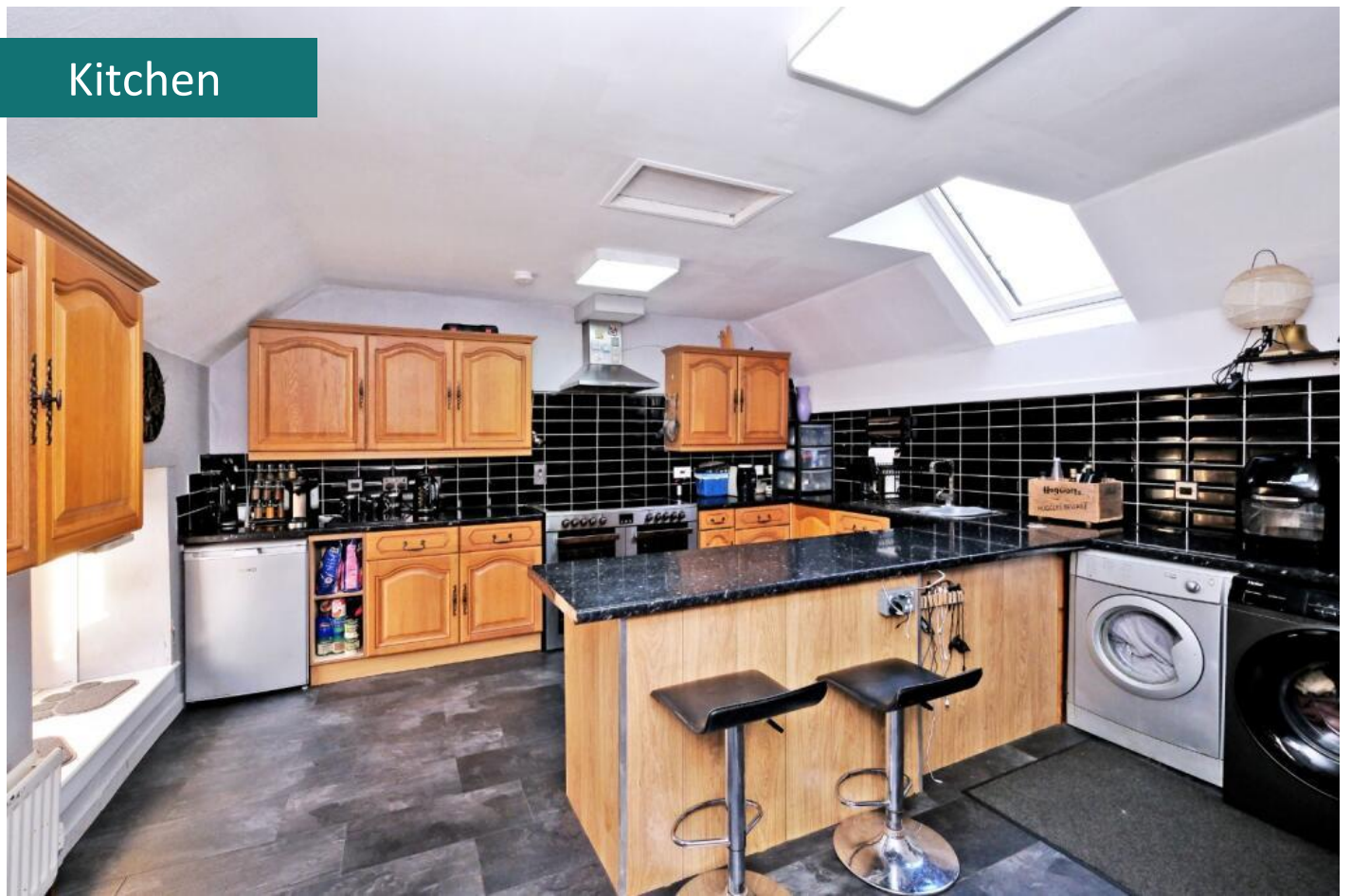
Entrance Hall



Living Room



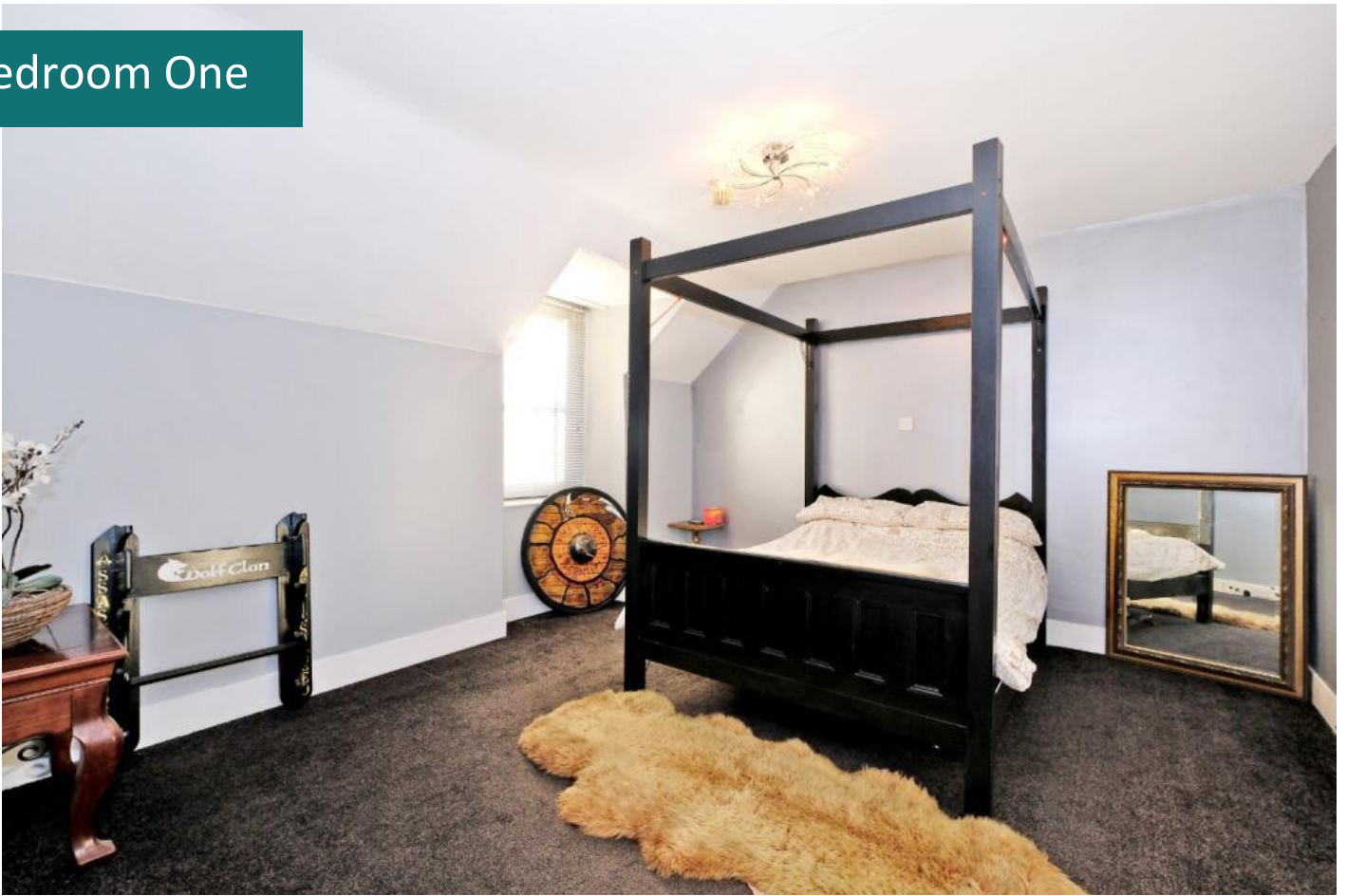
Kitchen



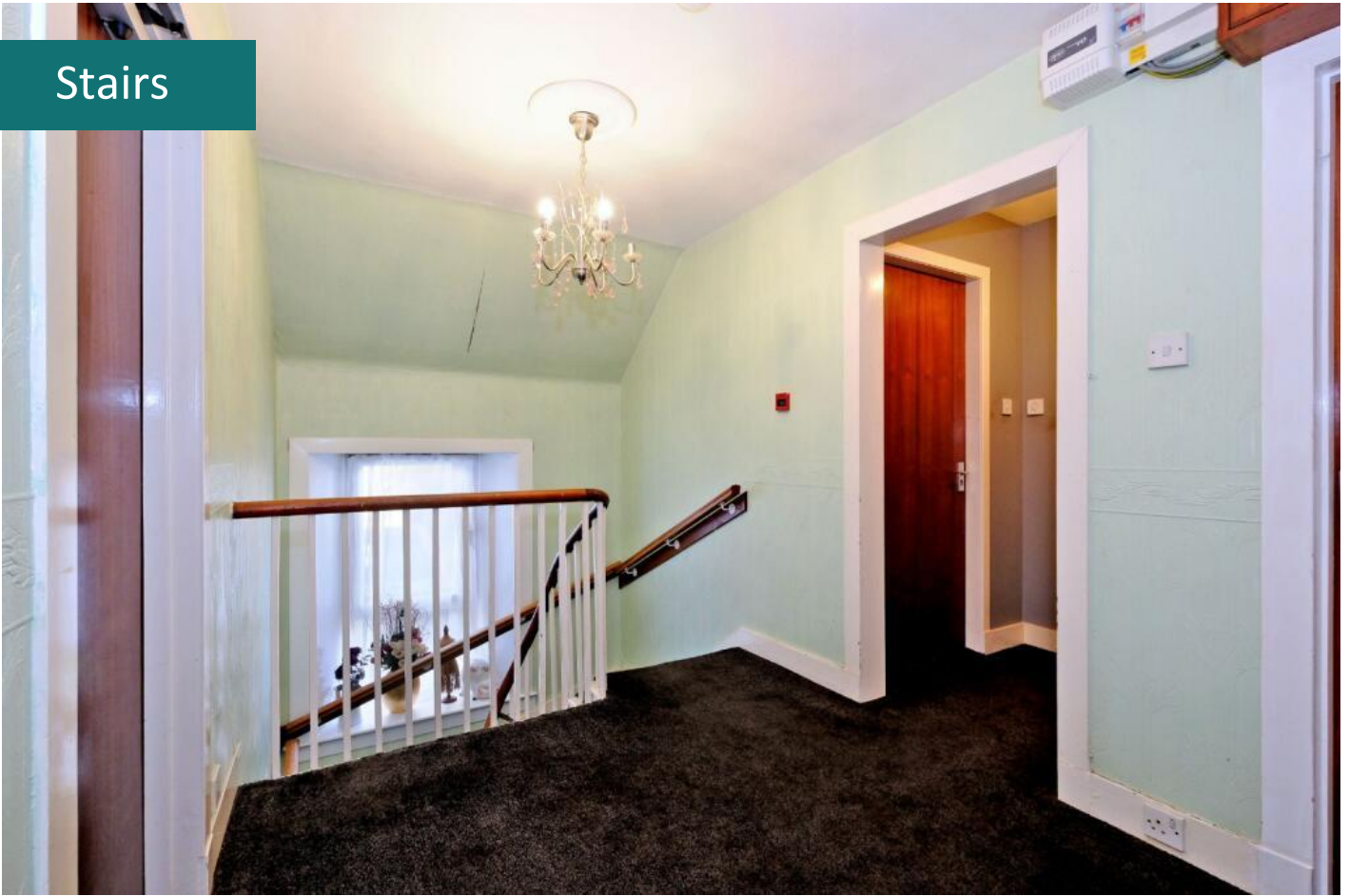
BATHROOM



Bedroom One



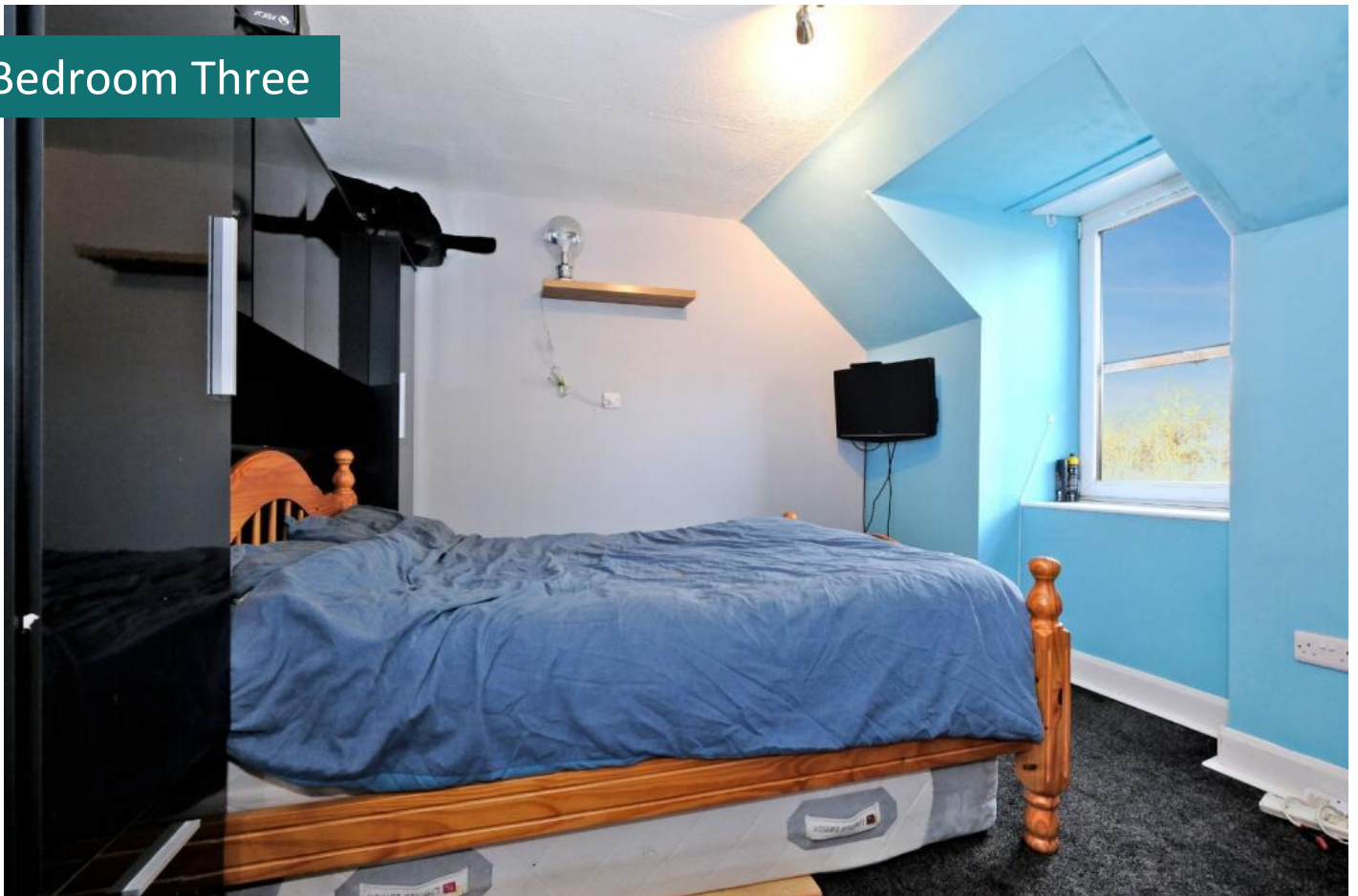
Stairs



Bedroom Two



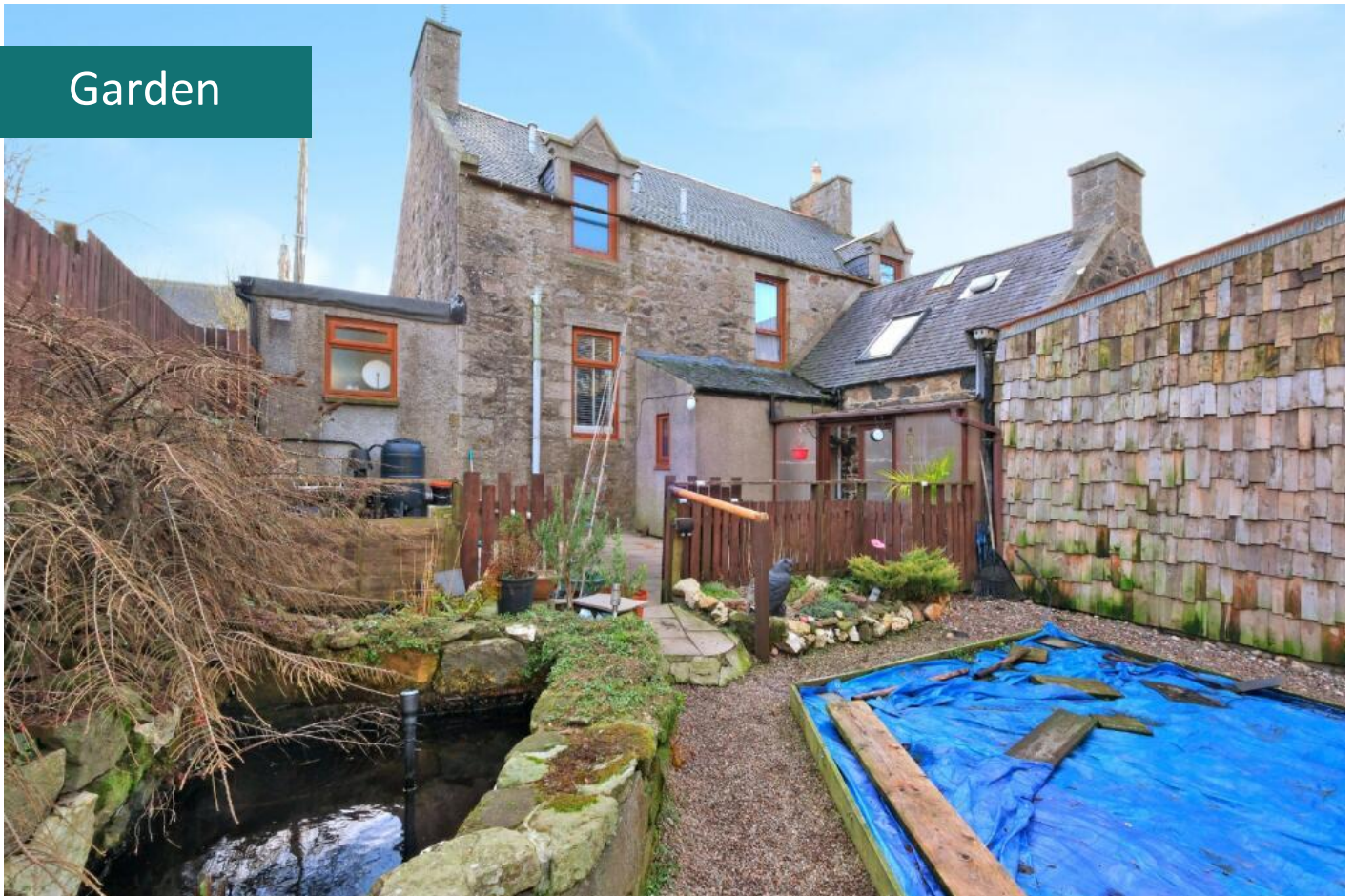
Bedroom Three



Shower Room

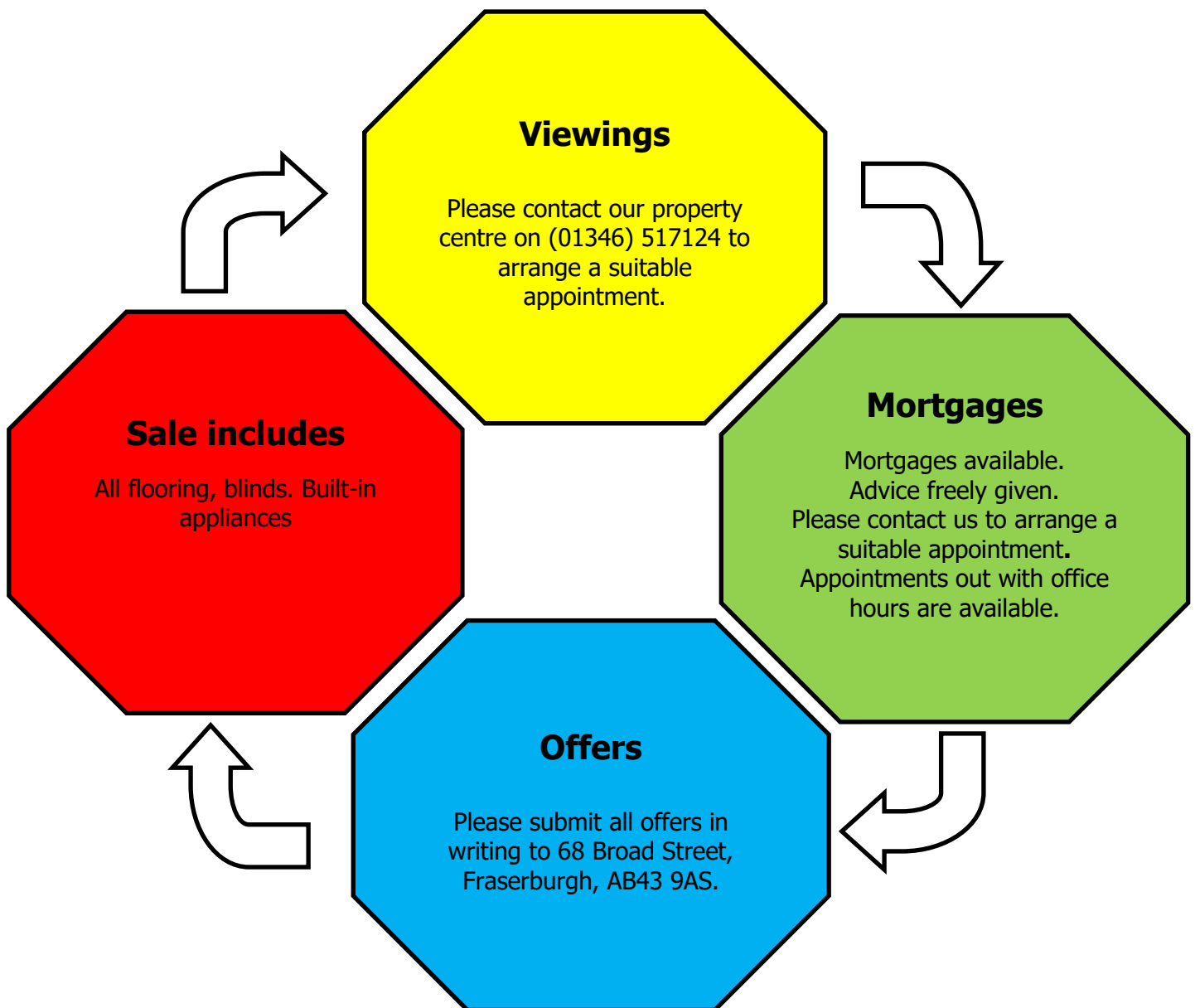


Garden



GARDEN





Please Note: Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.