

Tor House

MAUD, PETERHEAD, ABERDEENSHIRE, AB42 5PP



Immaculate detached four-bedroom dwelling in an elevated rural location, with uninterrupted views



01224 472 441



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Tor House is a superior architecturally designed dwelling built to the highest of specifications where the quality of the workmanship is evident throughout. This eco-friendly property was completed in 2019 and has been designed and built to the highest of specifications with no expense spared, offering spacious living accommodations over two levels.

The property is presented to the market in immaculate condition with generous room sizes, and further benefits from full triple glazing oil-fired central heating, immaculate neutral décor and a multitude of stylish fittings and finishings throughout including oak doors. This substantial property with its stunning location and gardens will make a superb family home, and would also suit the professional or retired couple. Early viewing is an absolute must and is highly recommended.

THE ENTRANCE VESTIBULE

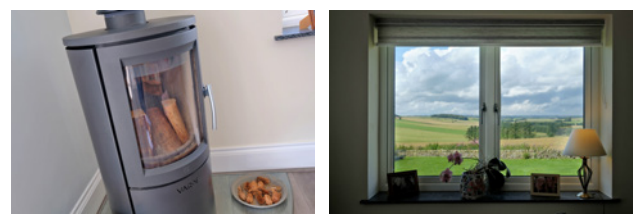


An entrance vestibule leads to the hall, the integral garage and all other accommodation.



The spacious lounge with a huge picture window is awash with light throughout the day. The modern dining kitchen/family area is fitted with a range of superior integrated appliances, has a central island, and provides space for a large table and chairs.

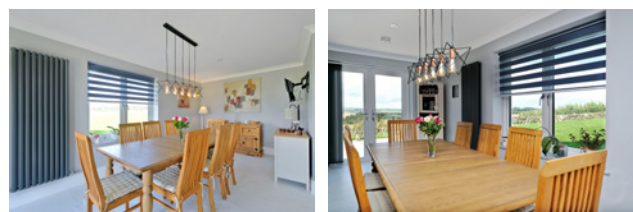
THE LOUNGE



THE KITCHEN/DINER



The stunning kitchen also allows access to the garden through patio doors, and also the utility room which has a guest WC with fitted shower. The utility room also allows access to the rear garden.



THE UTILITY & SHOWER ROOM



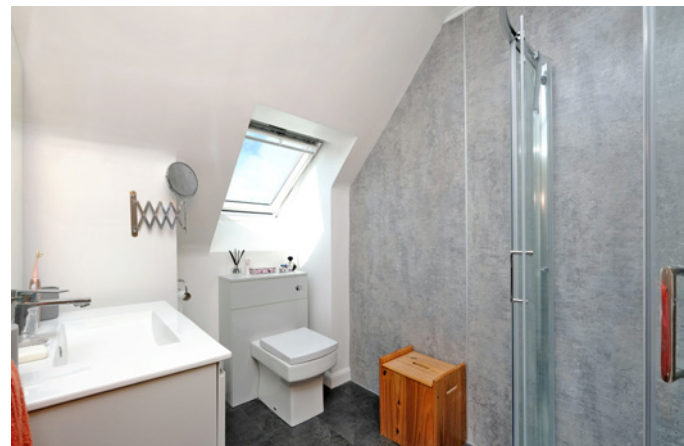


A carpeted staircase with a wooden oak balustrade leads to the first floor. The master bedroom has full-length windows with spectacular views and benefits from an en-suite shower room. There are three further double bedrooms, and the centrally located family bathroom with a shower over the bath completes the accommodation.

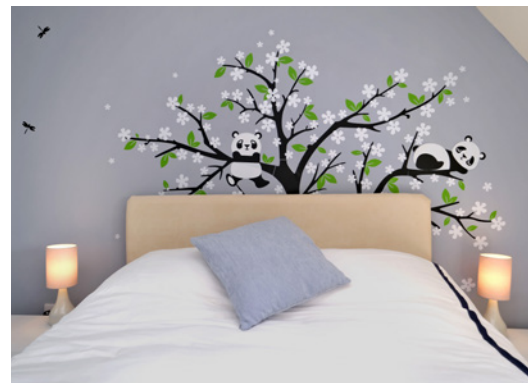
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



Tor House is accessed through twin-opening driveway gates and is beautifully appointed to fully appreciate the breathtaking 360° views across the rolling countryside.

A loc-bloc driveway with a turning point provides ample vehicular parking and gives access to the garage with electric remote controlled door. The extensive grounds are fully enclosed by drystone dykes and recently erected fencing, incorporating established lawns and well-planted granite chipped rockeries. The oil tank is located to the side of the property where there is also a covered log store and wheelie bin storage, an external tap and a rotary clothes dryer.

A well-appointed patio provides an excellent spot for some al-fresco dining and admiring the glorious views and outdoor space. The gardens house the solar panels and have been mapped for a remote control mower with a charging point, and the patio area has an external power point, designed for the use of a hot tub.

The property has mains electricity, solar panels, mains water, drains consisting of a septic tank to a soakaway, and oil-fired central heating.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP



Ground Floor

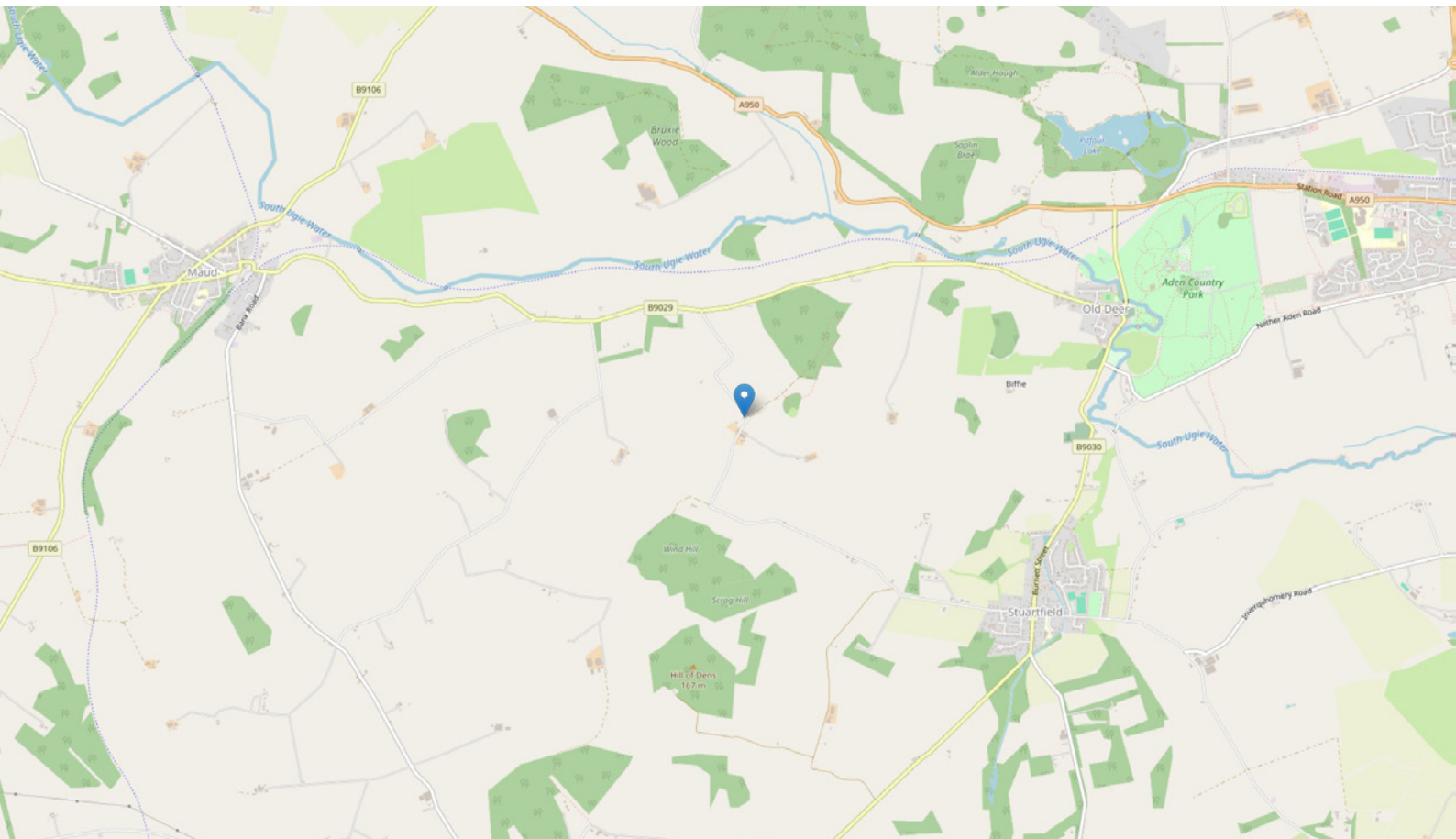


First

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 172m² | EPC Rating: C

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.



THE LOCATION

Tor House is situated in a picturesque elevated rural location with fantastic uninterrupted views of the rolling countryside and only a short distance from Aikey Brae Stone Circle. This stunning detached property is located on a B road from the B9029 and is equidistance of approximately two miles from the quaint and quiet villages of Stuartfield and Maud. Within both of these, you will find either a local convenience store, a primary school, and a doctors' surgery. The larger village of Mintlaw is approximately 4 miles to the east.





This ever-expanding village is central Buchans largest village which offers a whole host of facilities second to none for a village of its size including renowned primary and secondary schooling, a selection of local shops including two convenience stores.

A small supermarket, a pharmacy, a health centre, a dental practice, vets, a Post Office, a filling station with a large shop, garage, library, hotels and pubs, takeaway food outlets, garden centre with a coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen City which lies approximately 29 miles south.

There is the MACBI Community Hub, offering a range of activities including multi-gym, sports facilities including an all-weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area, and a coffee shop.

There is easy access to the renowned Aden Country Park and the Formartine and Buchan line walkways. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and especially Aberdeen now that the AWPR is opened, (Aberdeen Western Peripheral Route).




Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
PETER REID
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.