



Endeavour Maud
Aberdeenshire, AB42 5PD



Swimming Pool



Lounge



Family Room

Endeavour Maud Aberdeenshire, AB42 5PD

**Stunning four bedroom detached home with
indoor swimming pool & large double garage**

- Indoor swimming pool and hot tub
- Large windows offering stunning countryside views
- Open-plan family room/kitchen/dining area
- Games room with full sized pool table and bar with fridge
- Exceptionally large master bedroom with en suite
- Three further bedrooms, one with en suite



Four beds.



Five bathrooms.



Three public rooms.

Stunning four bedroom detached home with indoor swimming pool & large double garage

This is a uniquely designed and beautifully presented detached dwellinghouse situated in approx. 2.5 acres located in an idyllic rural location in the heart of the Buchan countryside.

This open and airy home offers excellent family living space to the ground floor including a full sized heated swimming pool plus hot tub.

In immaculate order throughout, there are four double bedrooms all benefiting from en-suites and ample storage.

The large windows result in a good flow of natural light and stunning views across the countryside.

The vestibule leads to a spectacular open plan reception hall. This is a spacious family area with access to all ground floor accommodation and two sets of stairs to the upper floor plus views of the swimming pool area.

The impressive family room/dining area/kitchen offers comfortable open plan living and ample space for entertainment.

The kitchen area boasts an excellent range of superior tall and base storage units with co-ordinating worktops, central island unit and integrated appliances, including electric hob, combination oven/microwave, oven/grill, warming drawer and dishwasher.

Additional features include an instant boiling hot water tap, plinth floor lighting, breakfast bar area with open views into the lounge area.



Games Area



Kitchen



Master Bedroom



External

The utility room offers extensive floor to ceiling storage cupboards in co-ordinating units with the kitchen.

The games room boasts a full sized pool table and fitted bar with fridge.

Adding a special edge to this property is the full sized heated swimming pool, a hot tub, two separate shower/changing rooms.

A study, cloakroom and rear hallway with access to the garage completes the ground floor layout.

On the upper floor is the exceptionally large master bedroom with seating area with stunning countryside views. The en-suite has both a corner bath and separate shower cubicle with rain shower head. A dressing area offers both hanging and shelved storage. There are three further double bedrooms.

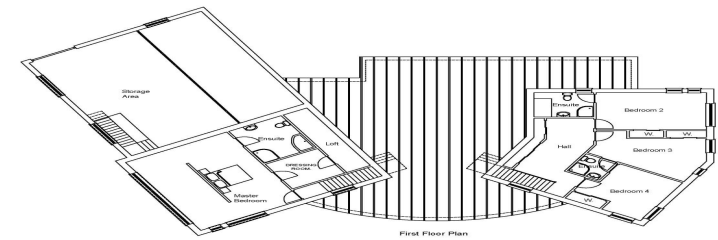
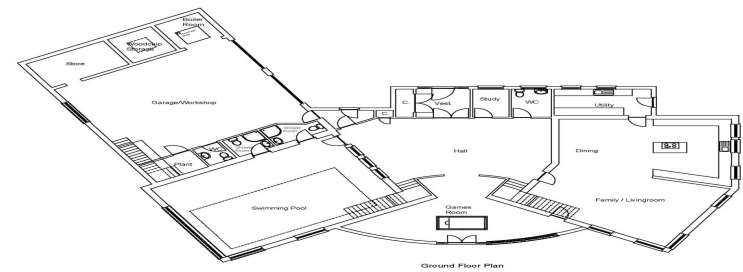
Bedroom Two benefits from a spacious en-suite with both bath and shower cubicle, Bedrooms Three and Four share a Jack & Jill en-suite shower room. All bedrooms are of generous size with fitted glass frontage wardrobes.

The upper hallway features a stylish wooden/chrome balustrade and two large storage cupboards with glass fronted sliding doors.

This fabulous home is sure to meet the demands of the most discerning purchaser with early viewing highly recommended to appreciate the many qualities and unique features on offer.

Accommodation and plans

Reception Hall	34'1" x 17'9"	10.39m x 5.41m
Games Room	38'8" x 20'8"	11.79m x 6.3m
Family Room	20'0" x 26'11"	6.1m x 8.21m
Dining Kitchen	20'10" x 26'11"	6.35m x 8.21m
Swimming Pool	23'7" x 20'8"	7.19m x 6.3m
Master Bedroom	23'7" x 18'10"	7.19m x 5.74m
Bedroom 2	17'5" x 10'10"	5.31m x 3.3m
Bedroom 3	15'5" x 13'1"	4.7m x 3.99m
Bedroom 4	13'5" x 13'1"	4.09m x 3.99m



Directions

From Aberdeen travel north on the A90 towards Ellon taking the second junction at the Ellon roundabout. Continue on this road then take a left onto the A952 for Mintlaw. Travel on this road for approx 9 miles then take the first exit at the roundabout sign posted for New Pitsligo, A950. After approx 4 miles take the single track road on the right opposite the junction to Maud, B9106. Endeavour is located on the right hand side, entrance is at the rear of the property.

Location

Endeavour is situated in the heart of rural Grampian, close to the villages of Maud, Mintlaw, and New Deer and within easy reach of Peterhead and Ellon and within commuting distance of Aberdeen and the airport. The nearby towns have a range of amenities along with nurseries, playgroups and primary schools. Older children attend Mintlaw Academy.

Arrange a viewing

Viewing By Arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.