

23 Maidencraig Court,
Aberdeen, AB15 6NS

Offers Over £99,000
£6,000 Below Home Report Valuation
(as at 02/09/2026)

peterkins













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Home Report Valuation
(as at 02/09/2026

- Attractive Mid-Terraced Villa
- Open Plan Living Room/Kitchen
- Cloakroom
- One Double Bedroom with Built-In Wardrobes
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Low-Maintenance Front Garden
- Allocated & Visitors' Parking Spaces

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Ref: 39611/95
EPC: Band B
Council Tax: Band C
Tenure: Ownership

Description:
Ideal for a first-time buyer, this attractive **one-bedroom mid-terraced villa** is situated in Bancon Homes' popular Eden at Maidencraig development. The property enjoys a lovely quiet position and is finished to a high standard with neutral décor, quality blinds and floor coverings. The accommodation spans over two floors and comprises of: Open plan living room/kitchen; cloakroom. Upper Floor: One double bedroom with built-in wardrobes; modern shower room; loft access. Outside there is a low-maintenance front garden and allocated/visitors' parking spaces within the residents' car park to the rear of the building. Heating is provided by a gas central heating system and all windows are double glazed.

Location:
Maidencraig Court is perfectly located between the city and countryside on the western side of Aberdeen. Being close to the Ring Road, the Lang Stracht offers easy accessibility to most parts of Aberdeen city. The area is also well served by local shops and by public transport facilities and is particularly convenient for Foresterhill and Woodend Hospital. The location also offers easy accessibility to the AWPR, Aberdeen Airport and various oil-related offices on the outskirts of Aberdeen. There is a regular bus service operating close by and superstore shopping as well as good community amenities.

Directions:
Travelling north on Anderson Drive turn left onto the Lang Stracht. Continue for some distance passing the Tesco superstore then take the next left onto Maidencraig Way. Maidencraig Court is the next road on the right.

Entrance:
A part glazed composite exterior door with a full-length glazed side panel fitted with "Venetian" blinds gives access to the property.

Open Plan Living Room/Kitchen: 18'5 x 13'6" (5.62m x 4.12m) approx.
The spacious living area has a carpeted staircase with a wooden handrail leading to the upper floor; two built-in storage cupboards; wall mounted central heating controls; two radiators; smoke and CO detectors; pendant light fitting; laminate flooring.

Well-equipped kitchen is fitted with a range of white base and wall mounted cabinets; co-ordinated wood effect work surfaces and upstands; under cabinet lighting; stainless steel sink and drainer with a mixer tap; gas hob with a stainless steel splashback behind; built-in oven; stainless steel chimney style extractor hood; free standing fridge/freezer; extractor fan; heat detector; downlighters; laminate flooring. **Note**: The washing machine is not included in the sale.

Cloakroom:
Exceptionally spacious cloakroom fitted with a white two-piece suite; double frosted window to the front of the property fitted with "Venetian" blinds"; radiator; downlighters; laminate flooring.





Upper Hallway:
Hatch to the loft; radiator; smoke detector; pendant light fitting; fitted carpet.

Bedroom: 11'5 x 11'4 (3.48m x 3.46m) approx.
Bright and airy double bedroom with a front aspect; windows fitted with "Venetian" blinds; two built-in wardrobes providing excellent hanging and storage space; built-in cupboard housing the central heating boiler; radiator; CO detector; pendant light fitting; fitted carpet.

Shower Room:
Modern shower room fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin with splashback tiling behind and a tiled shower unit complete with a mixer shower; shaver point; wall mounted mirrored medicine cabinet; chrome ladder towel rail; extractor fan; downlighters; tile effect laminate flooring.

Outside:
The property enjoys a low-maintenance garden to the front of the house which is laid to granite chips and the communal areas are maintained under a formal factoring agreement. Residents also benefit from access to a shared bicycle store.

Parking:
There is an allocated parking space within the residents' car park together with additional visitors' parking spaces.

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