

From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

3 The Square Ellon AB41 9JB

3 bed first floor flat

£130,000



Empty Property Matchmaker Scheme - Property Schedule

Description	Condition of property
3 bed first floor flat	Good condition
Asking Price	Open Market Valuation (if applicable)
£130,000	£130,000
Council Tax Band	Heating Type
Band C	Electric
Garden	Energy Performance Rating
None	G
Included in sale	Additional Information
N/A	Flat is above shop.
Interested?	
Please complete an Interested Buyer Registration form at Buying through Matchmaker Scheme - Aberdeenshire Council and click on "Register your Interest"; or email emptyhomes@aberdeenshire.gov.uk if you already have registered a form with us	

The information in this schedule regarding the specific property has been supplied by the owner and whilst every care has been taken in the preparation of this schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract.

Living Room



Kitchen



Attic



Bedroom 1



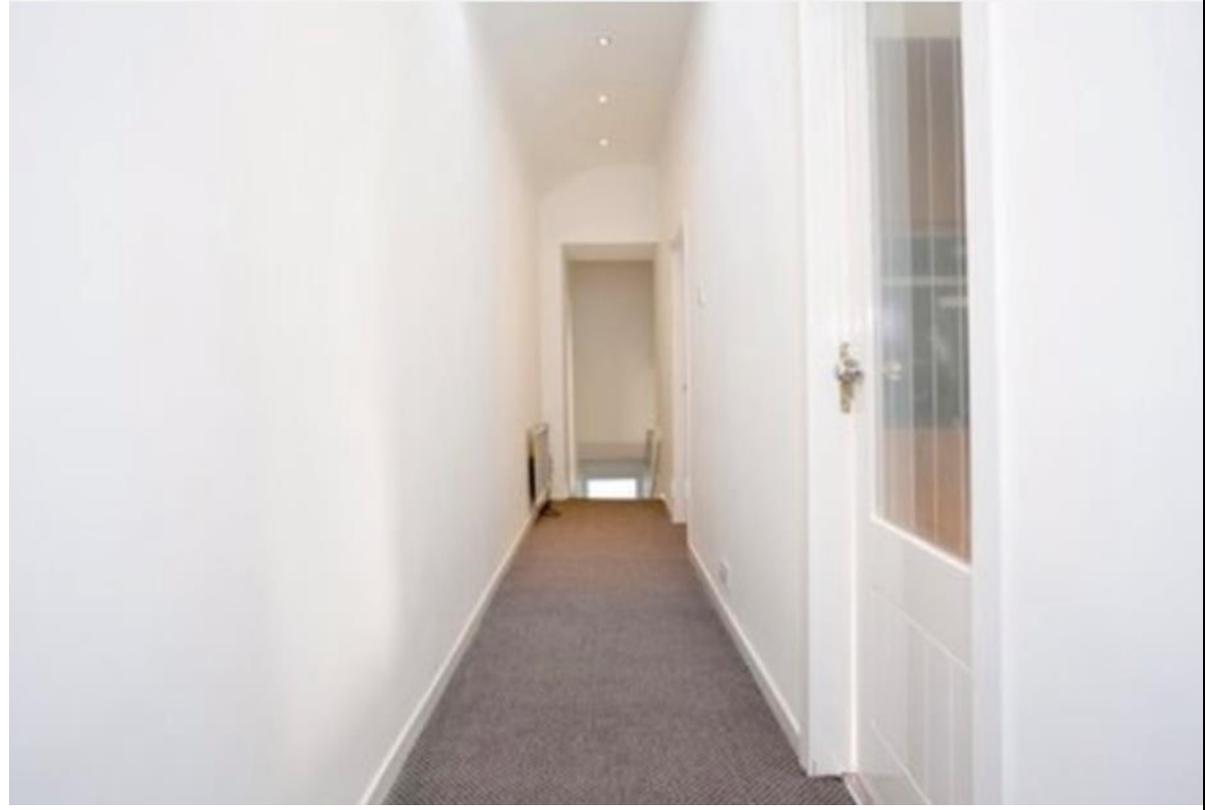
Bedroom 2



Bedroom 3



Hallway



Stairs down to front door



Bathroom



Alternative View of Bathroom



View of the front of property



Location



Ellon is an extremely attractive town situated in beautiful countryside by the River Ythan in the Formartine area of Aberdeenshire. The population of Ellon currently stands at just over 10,000.

The town is conveniently located in close proximity to the Aberdeen Western Peripheral Route (AWPR), 16 miles north of Aberdeen and 18 miles south of Peterhead. The short distance from Ellon to Aberdeen makes it an ideal choice for commuters seeking a base outside of the city, with a commute to the centre taking as little as 26 minutes. The Ellon Park and Ride facility also allows for easy commuting by public transport.



Street Map

Further Information

For further information please contact:

Development Officer - 01467 533027

emptyhomes@aberdeenshire.gov.uk