

From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

50 Raeburn Place, Ellon, AB41 9FS

**3 bedroom semi-detached house
Offers over £165,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

3 bed semi-detached house with own drive for two cars.

Condition of Property

Good condition.

Asking Price

Offers over £165,000.

Open Market Valuation (if applicable)

£170,000

Estate Agent (if advertised)

N/A

Heating Type

Electric

Energy Performance Rating

Band E

Council Tax Band

Band C

Garden

Large easy to maintain back garden with areas of slabs, chuckie's and bark.

Small front garden with chuckies.

Included in Sale

Floor coverings, curtains, washing machine, integrated fridge, freezer, and cooker.

Additional Information

UPVC soffits fitted approximately 5 years ago. Property may require general decoration.

Interested?

If you are interested in this property please fill out the Interested Buyer Registration form on www.aberdeenshire.gov.uk/housing/matchmaker-scheme-buyers/ and select "Register your Interest".

Email emptyhomes@aberdeenshire.gov.uk if you already have registered a form with us.

Home Report

Please note: Aberdeenshire Council do not hold any home reports for any properties advertised for sale. If you are interested in a property, please fill in the online form to register your interest and we will then pass your details on to the seller to progress.

Disclaimer

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 the schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract.

Living Room



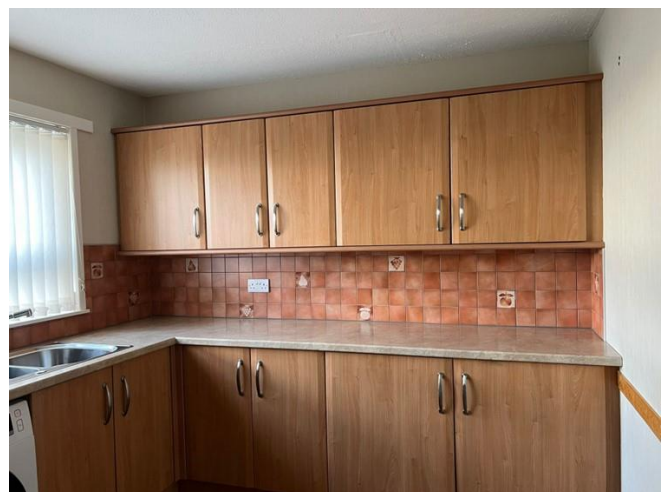
Alternative View of Living Room



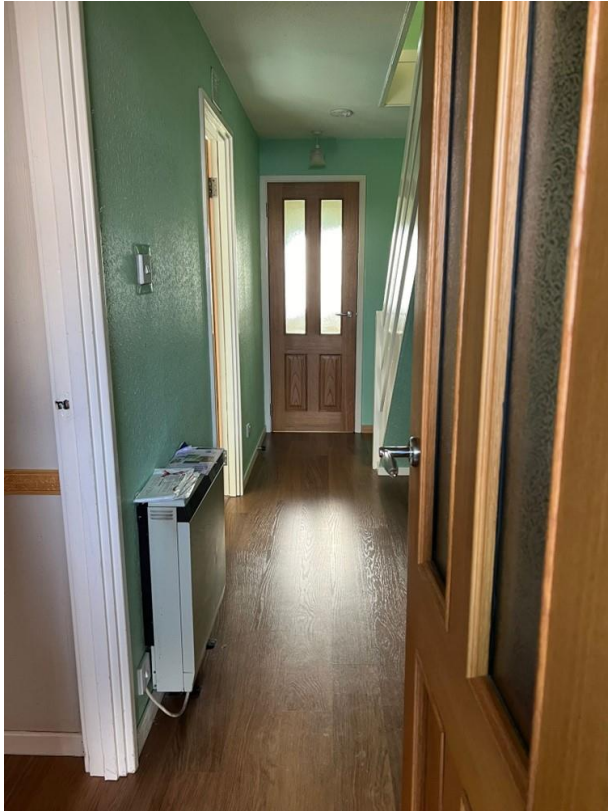
Kitchen



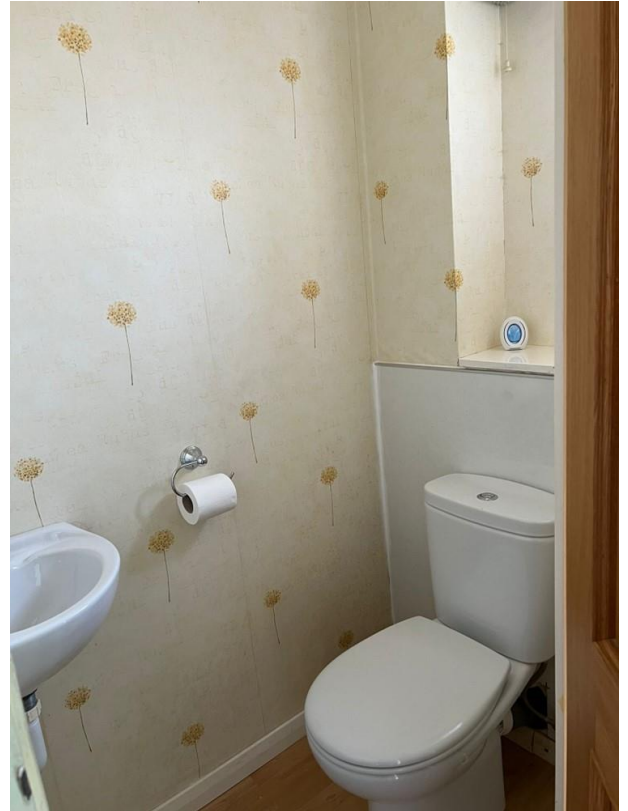
Alternative View of Kitchen



Ground Floor Hallway



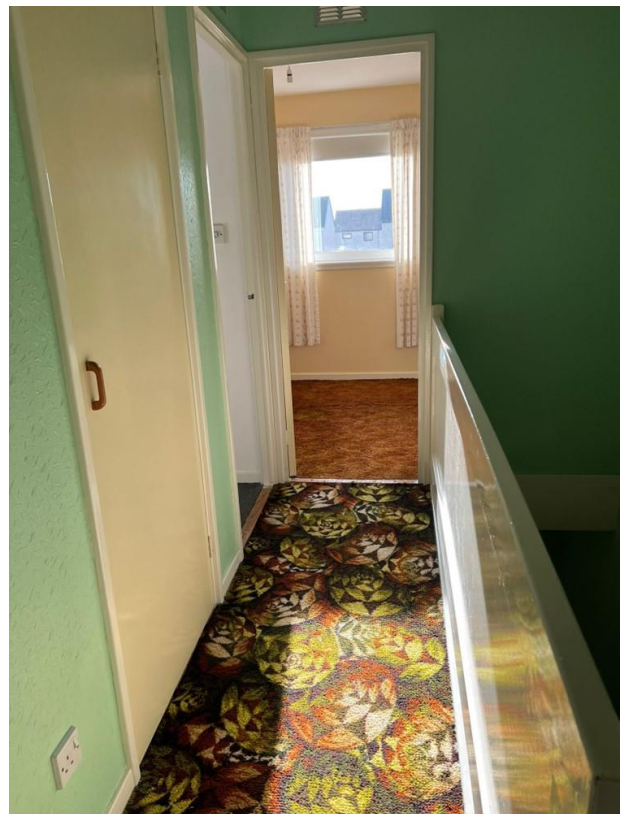
Downstairs Toilet



Staircase



Upstairs Hallway



Bedroom 1



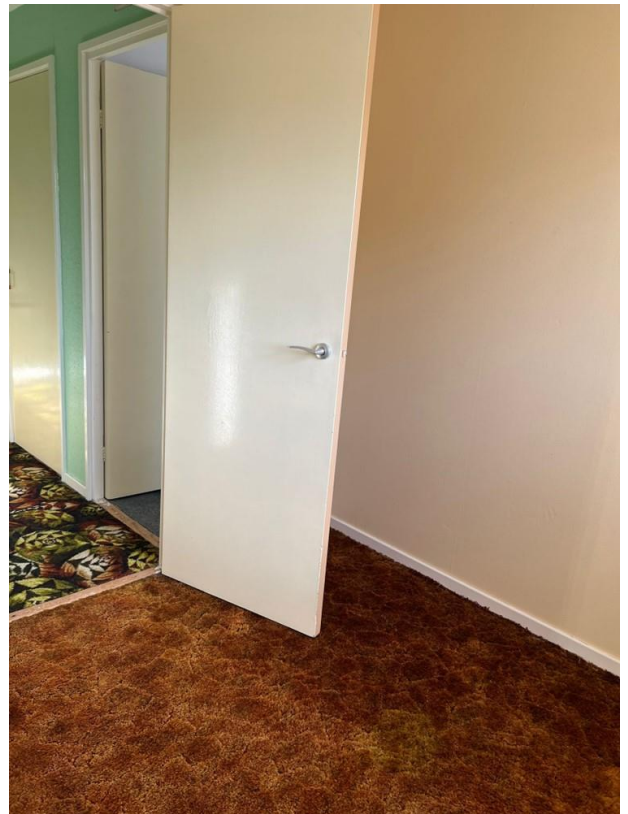
Bedroom 2



Alternative View of Bedroom 2



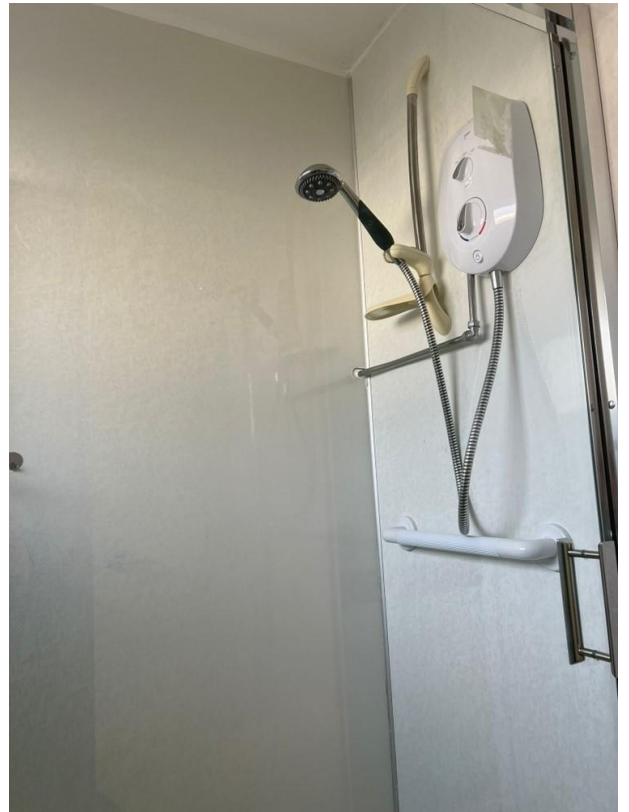
Bedroom 3



Shower Room



Shower in Shower Room



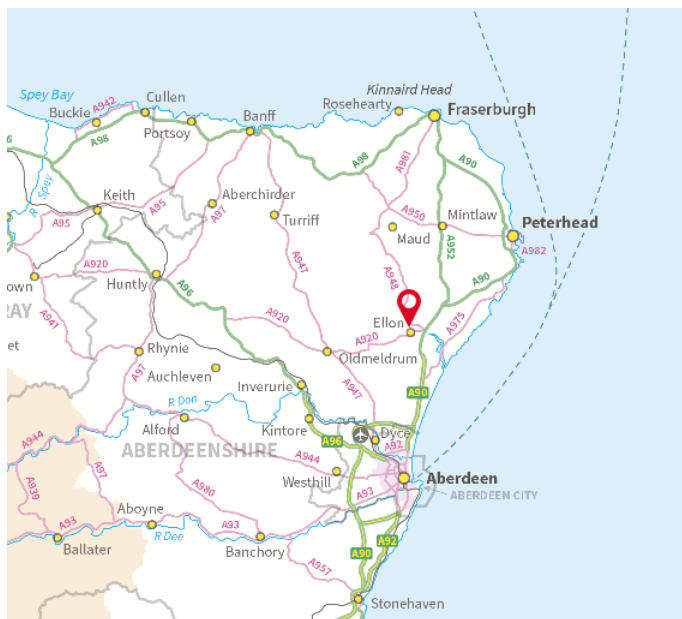
Back Garden



Alternative View of Back Garden



Location



Ellon is an attractive town situated in beautiful countryside by the River Ythan in Aberdeenshire, 16 miles north of Aberdeen and 18 miles south of Peterhead. It is an ideal choice for commuters seeking a base outside of the city, with a commute to the centre taking as little as 26 minutes. There is also has a regular bus service to Aberdeen.

Ellon has good amenities including GP services, a pharmacy, supermarket, petrol station, dentist, library, post office, as well as various sports and recreational facilities such as gym & fitness classes, swimming pool, squash courts, multi-use sports pitches, multi-use sports halls and an 18 hole golf course. Ellon provides both primary and secondary schooling in the town.



Further Information

For further information please contact:
Development Officer – 01467 533027
emptyhomes@aberdeenshire.gov.uk