



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**11 Esslemont Drive, Inverurie, AB51 3UP**

**2 bedroom first floor flat  
£115,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom first floor flat with one allocated parking space.

## Condition of Property

Good condition.

## Asking Price

£115,000

## Open Market Valuation (if applicable)

£115,000

## Estate Agent (if advertised)

[www.springbokproperties.co.uk](http://www.springbokproperties.co.uk)

## Heating Type

Electric

## Energy Performance Rating

Not known

## Council Tax Band

Band C

## Garden

Shared garden

## Included in Sale

Floor coverings (carpets are new), curtains, blinds, white goods (fridge, washing machine, oven).

## Additional Information

## 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/](http://www.aberdeenshire.gov.uk/housing/matchmaker-scheme-buyers/) and select "Register your Interest".

Email [emptyhomes@aberdeenshire.gov.uk](mailto: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.

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Living Room



Kitchen



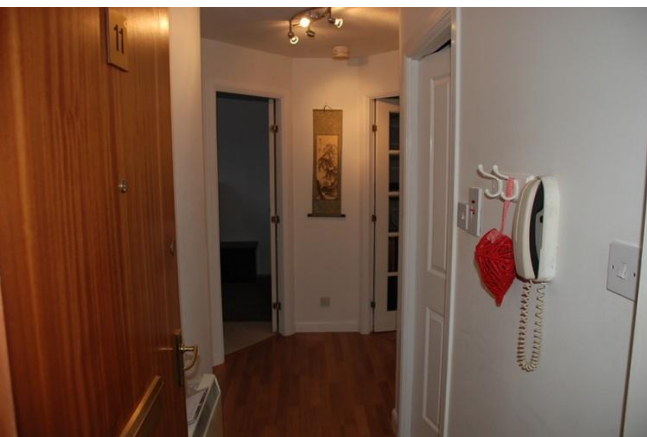
Bedroom 1



Bedroom 2



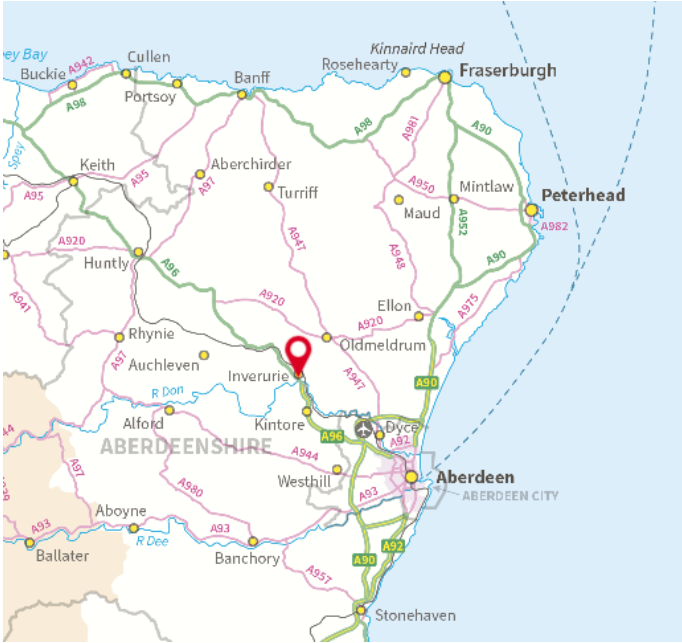
Hallway



Bathroom



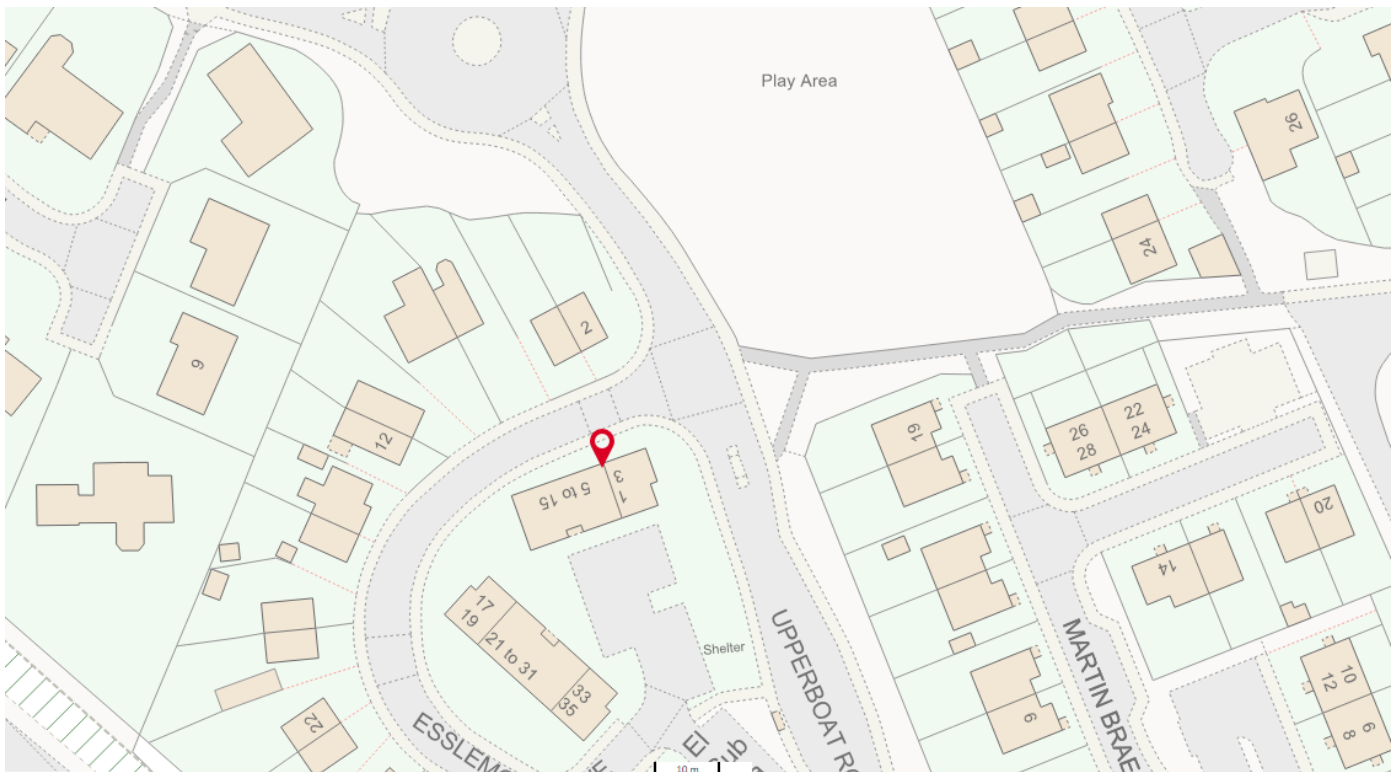
## Location



Inverurie is situated just 35 miles northwest of Aberdeen in the valley of the River Don. The town is within easy reach of Aberdeen airport, just 12 miles away. There are regular trains running into Aberdeen and into Inverness providing easy access to the two closest cities.

In the town there is access to health care services such as dentists, doctors, and pharmacies, there is a variety of shops, access to primary schools, and a secondary school. For the active there is a swimming pool and a sports centre.

Inverurie is an attractive town set in striking countryside and is close to one of the best-loved hills in the Grampian Highlands, Bennachie. Less than one hour drive away is the beautiful Cairngorms National Park with an abundance of outdoor pursuits from hiking to water sports.



## Further Information

For further information please contact:  
**Development Officer – 01467 533027**  
[emptyhomes@aberdeenshire.gov.uk](mailto:emptyhomes@aberdeenshire.gov.uk)