

From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**Evansford, 10 Viewfield Road, Ballater, AB35 5RD**

**3 bedroom mid-terrace house  
Offers over £145,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

3 bedroom mid-terraced house  
Other rooms: Lounge, Kitchen, Bathroom, Box Room, Utility, Hall, and Landing.

## Condition of Property

In need of renovation.

## Asking Price

Offers over £145,00

## Open Market Valuation (if applicable)

£155,000

## Estate Agent (if advertised)

ASPC

## Heating Type

Electric Heaters

## Energy Performance Rating

Not known

## Council Tax Band

Band D

## Garden

Small garden with large shed.

## Included in Sale

N/A

## Additional Information

This property is in a conservation area. It would benefit from renovation and modernisation.

## 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



Alternative View of Living Room



Kitchen



Alternative View of Kitchen



Landing



Alternative View of Landing





Bedroom 1



Alternative View of Bedroom 1



Bedroom 2



Alternative View of Bedroom 2



Bedroom 3



Boxroom





**Bathroom**



**Gable View of House**



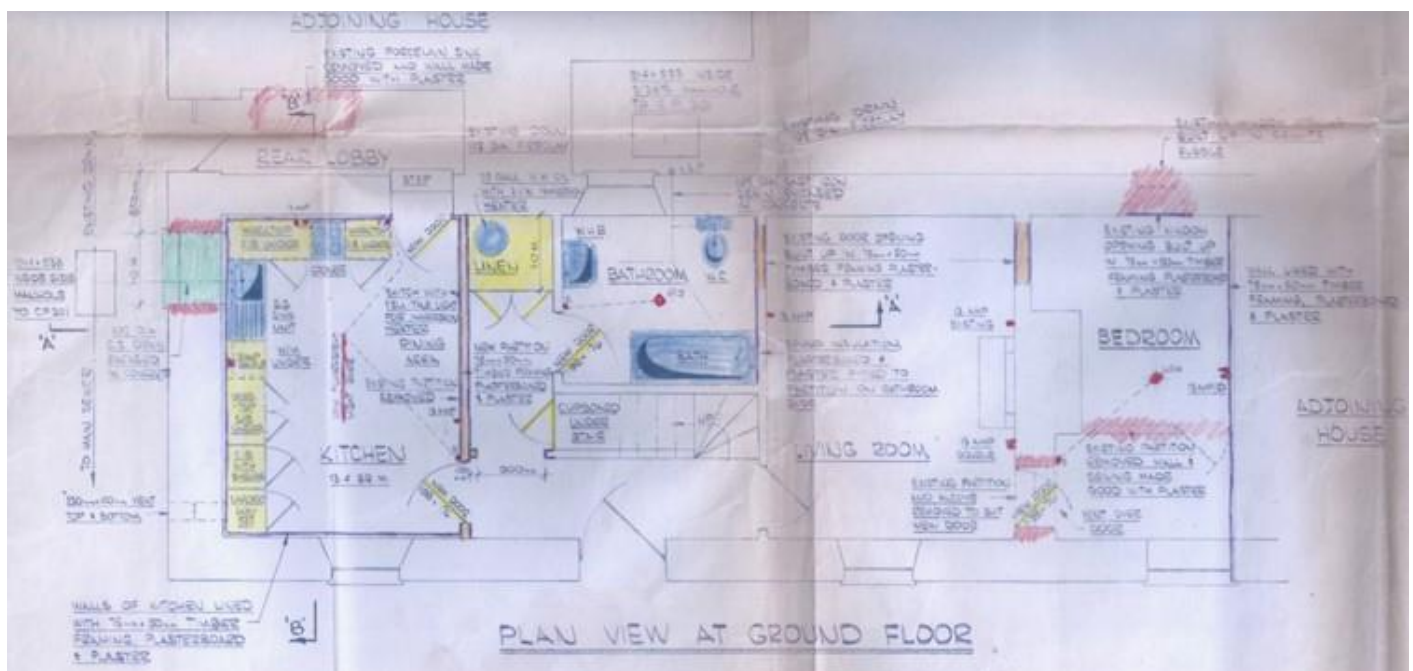
**Back Garden**



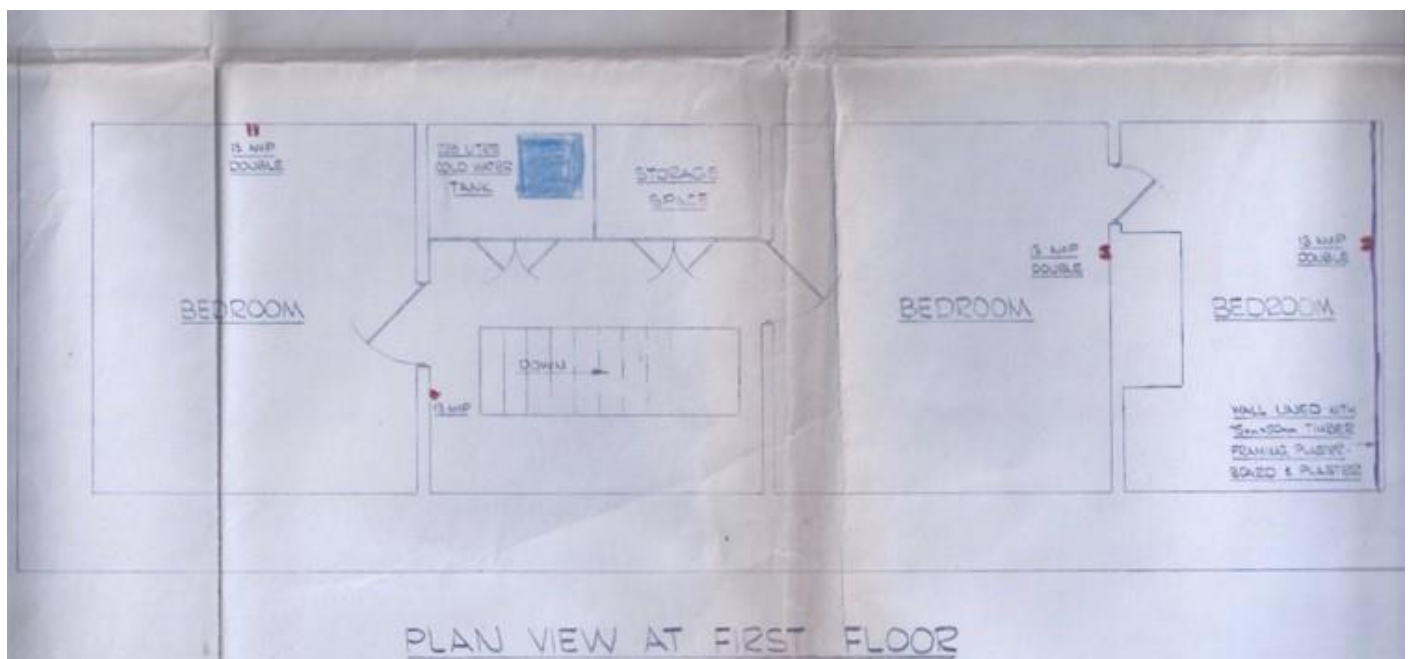
**Alternative View of Back Garden**



## Floor Plan - Ground Floor



## Floor Plan – First Floor





## Location

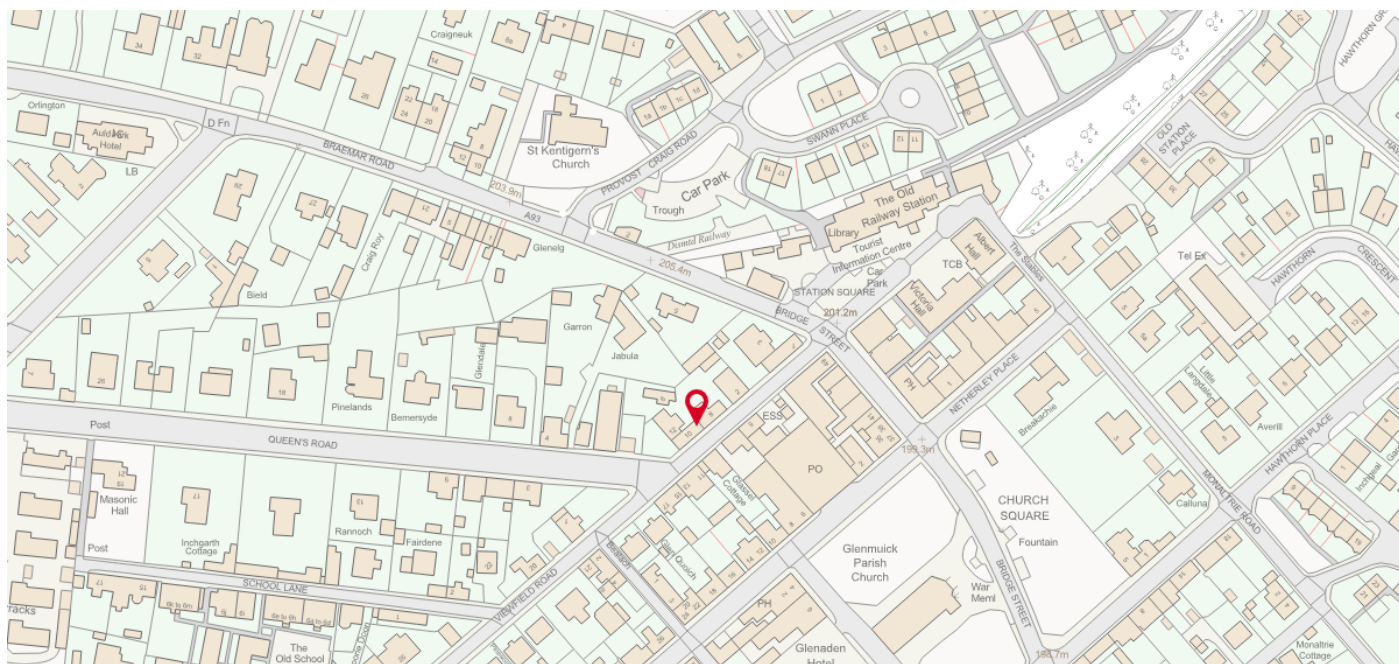


Ballater is an attractive small town located in the heart of Royal Deeside, surrounded by the countryside of the Cairngorms National park.

Often described as one of the most beautiful places in Scotland, the village offers a superb mix of history and stunning scenery.

There is a primary school in Ballater with secondary education in Aboyne.

Ballater is 42 miles from Aberdeen, with a regular bus service from there. The area offers plenty of outdoor activities such as hillwalking, climbing, mountain biking, fishing, and a golf club.



## Further Information

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