



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**3 Invergarry Park, St Cyrus, DD10 0BU**

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



# Empty Property Matchmaker Scheme - Property Schedule

## Description

3 bedroom semi-detached house with single garage and off-street parking for 1-3 cars.

## Condition of Property

Needs minor work.

## Asking Price

£165,000

## Open Market Valuation (if applicable)

£175,000

## Estate Agent (if advertised)

T Duncan and CO, High St, Montrose.

## Heating Type

Oil

## Energy Performance Rating

Band D

## Council Tax Band

Band C

## Garden

Medium sized back garden.

## Included in Sale

Dishwasher

## 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



Living Room Front



Living Room Back



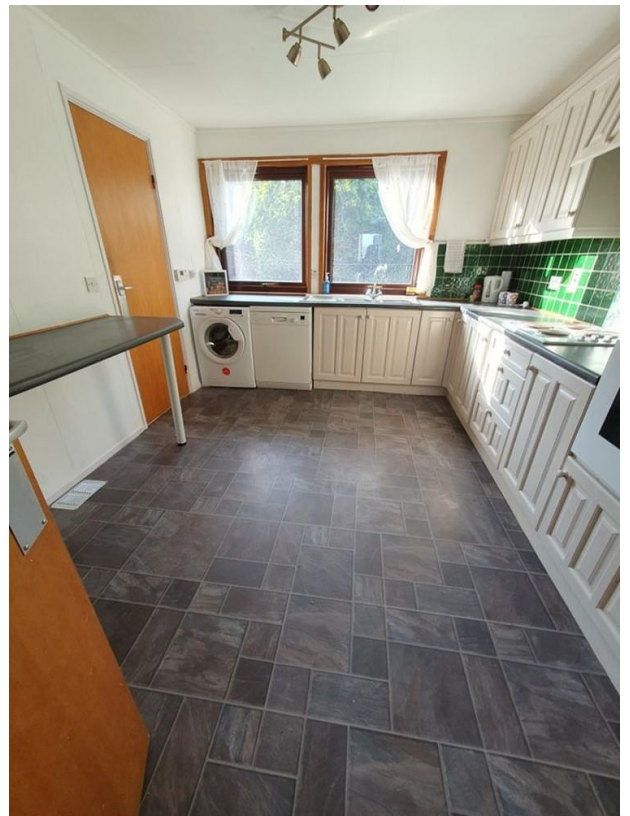
Decorative Fireplace in Living Room



Kitchen



Alternative View of Kitchen



**Bathroom**



**Stairs**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Back Garden**



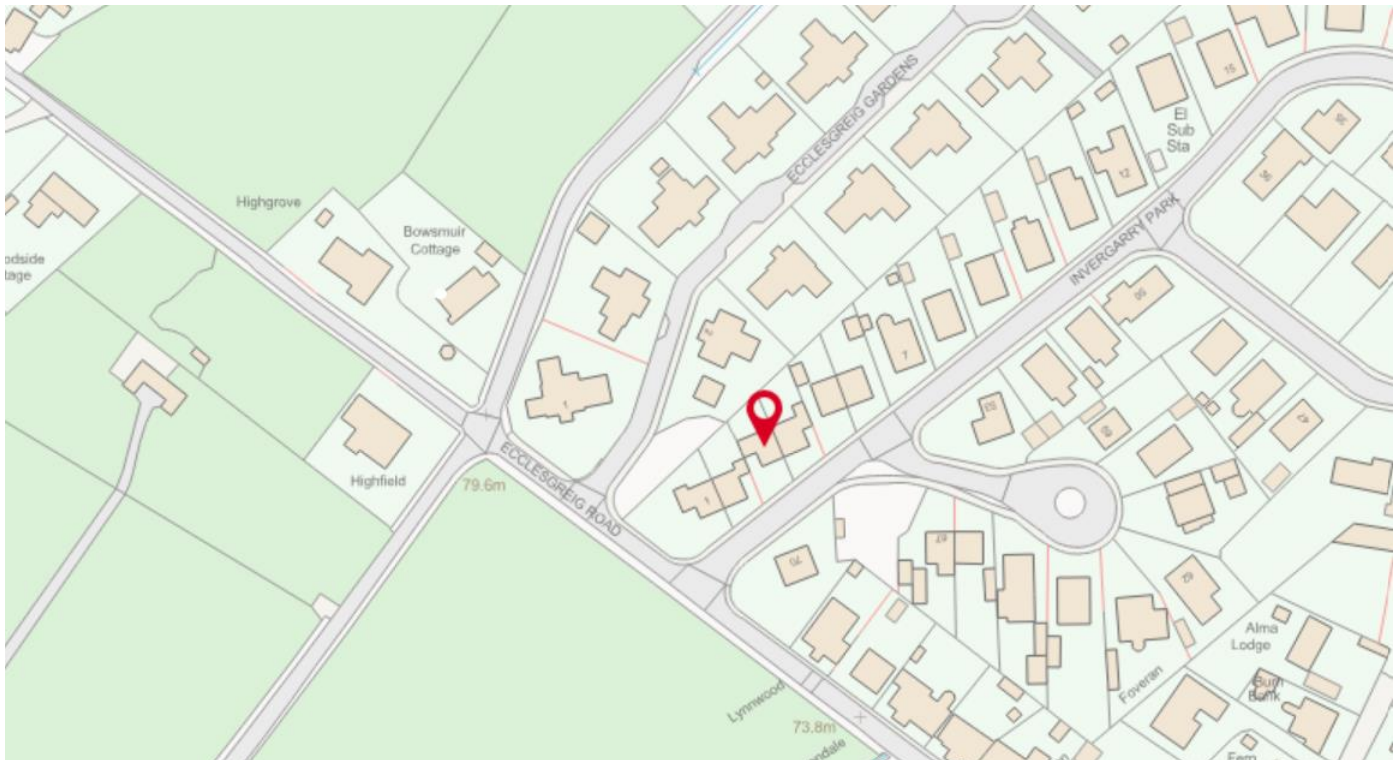
## Location



St Cyrus is a beautiful coastal village ideally situated between Aberdeen and Dundee. The village is conveniently located 30 miles from Aberdeen and 40 miles from Dundee, making it easy to commute to both cities.

The village itself provides a local shop, post office, and a primary school. Only seven miles from St Cyrus is the larger town of Montrose, which offers further amenities such as a secondary school and health care services.

St Cyrus offers the outdoor enthusiast an abundance of activities on its doorstep such as fishing, golf, and walking. With striking scenery, golden beaches, and a national nature reserve St Cyrus is in a stunning setting.



## Further Information

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