

From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**Bakery Cottage, Fettercairn, AB30 1XX**

**1 bedroom semi-detached house  
Offers over £100,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

1 bedroom semi-detached house with a private driveway and garage.

## Condition of Property

Good condition.

## Asking Price

Offers over £100,000.

## Open Market Valuation (if applicable)

£100,000

## Estate Agent (if advertised)

Blackadders  
30 & 34 Reform St  
Dundee

## Heating Type

Electric wet radiator system combi boiler.

## Energy Performance Rating

Not known

## Council Tax Band

Band B

## Garden

Small paved garden with drive and garage.

## Included in Sale

Floor coverings and cooker.

## Additional Information

Property is in a conservation area.

The rooms are larger than average.  
There is a WC downstairs in addition to the upstairs bathroom.

There is a new kitchen and new central heating system. The WC and bathroom were updated recently.

## 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



Bedroom



Side Door





Stairs



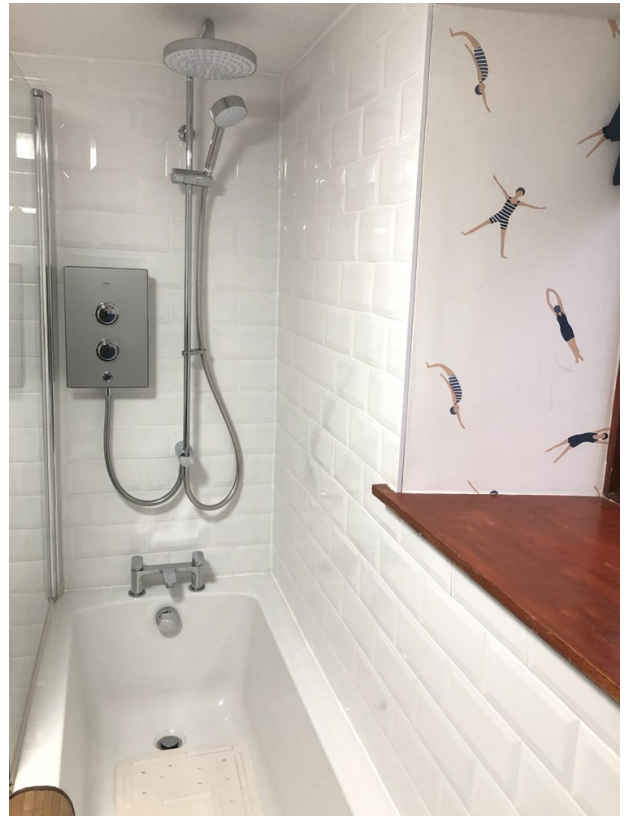
Bathroom



Alternative View of Bathroom



Shower



Downstairs WC



Alternative View of Downstairs WC





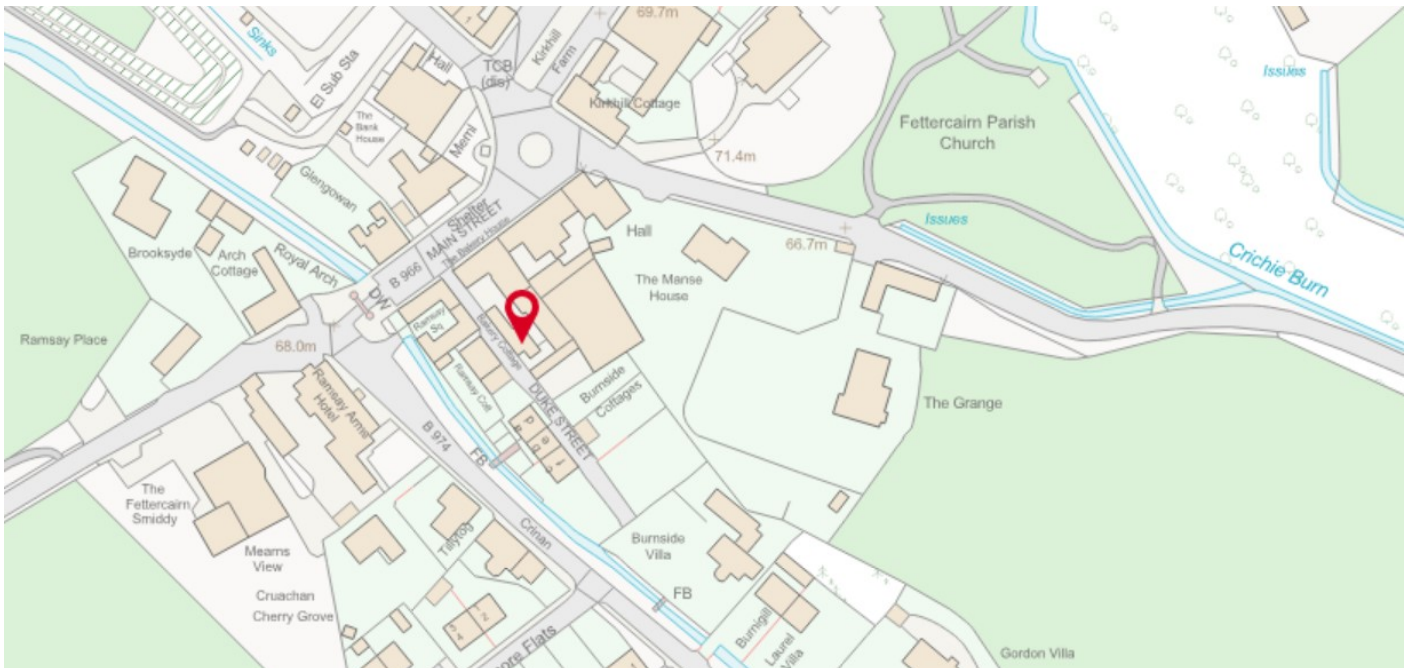
## Location



Nestled in the picturesque landscape of Scotland, Fettercairn exudes charm with its quaint village atmosphere and rich historical tapestry.

Fettercairn is conveniently located close to the small town of Laurencekirk, which provides health care services, shops, and a train station with links to Montrose, Aberdeen, and Dundee.

The village itself is a delightful blend of traditional Scottish architecture and scenic beauty surrounded by nature. It even boasts the iconic Fettercairn Distillery, renowned for producing exceptional single malt Scotch whisky.



## Further Information

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