

From mountain to sea

# **Low Cost Shared Equity FOR SALE**

**4 Garden Street Close, Macduff, AB44 1NJ**

**3 Bed, Semi Detached Bungalow  
£145,667**



# Low Cost Shared Equity - Property Schedule

## Properties Available

1 x 3 bed semi-detached bungalow

## Floor Space

68 m<sup>2</sup>

## Accommodation

Open plan kitchen/ dining/ living room, shower room, 3 bedrooms – one with patio doors to garden area

## Garden

Private garden area to rear of property

## Parking

Parking available for 2 cars on driveway

## Heating Type

Gas Central Heating

## Energy Performance Rating

Unknown

## Properties Available From

July 2025

## Included in Sale

Fully fitted kitchen with Hob, Oven, Sink & Granite Worktops. Tiled Shower Room

## Price

£145,667

## Income Threshold

£53,000 or less

## Factoring Charge

None

## Eligibility Criteria

See Guidance Notes for Eligibility Criteria.

## Closing Date

Applications should be returned by Friday 22<sup>nd</sup> August 2025

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

**\*Factoring fees may be subject to change and may require an initial deposit. Please discuss with your solicitor if nominated.**

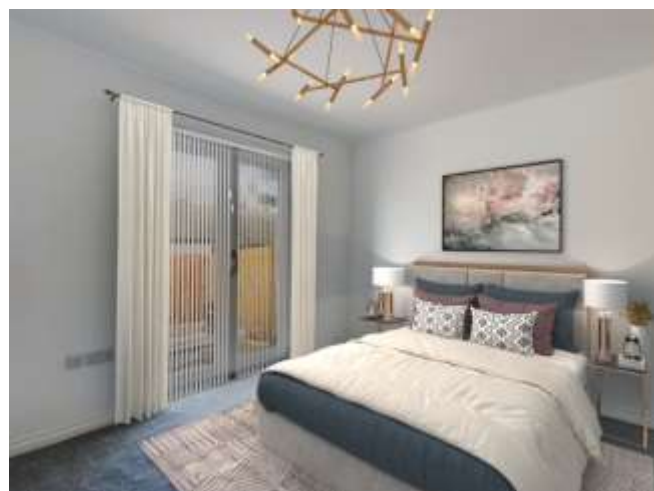
---

❖ Please note that pictures are for illustrative purposes only

**Kitchen/ Dining/ Living Area**



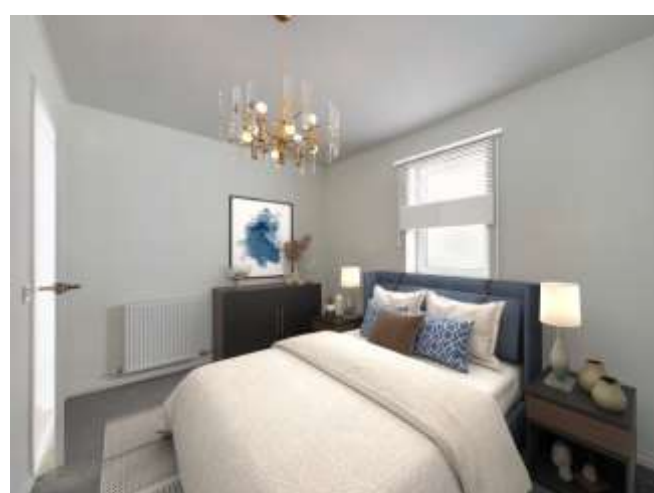
**Bedroom 1**



**Alternative View of Kitchen/ Living Area**



**Bedroom 2**



**Alternative View of Living Area**



**Bedroom 3**



Floor Plan





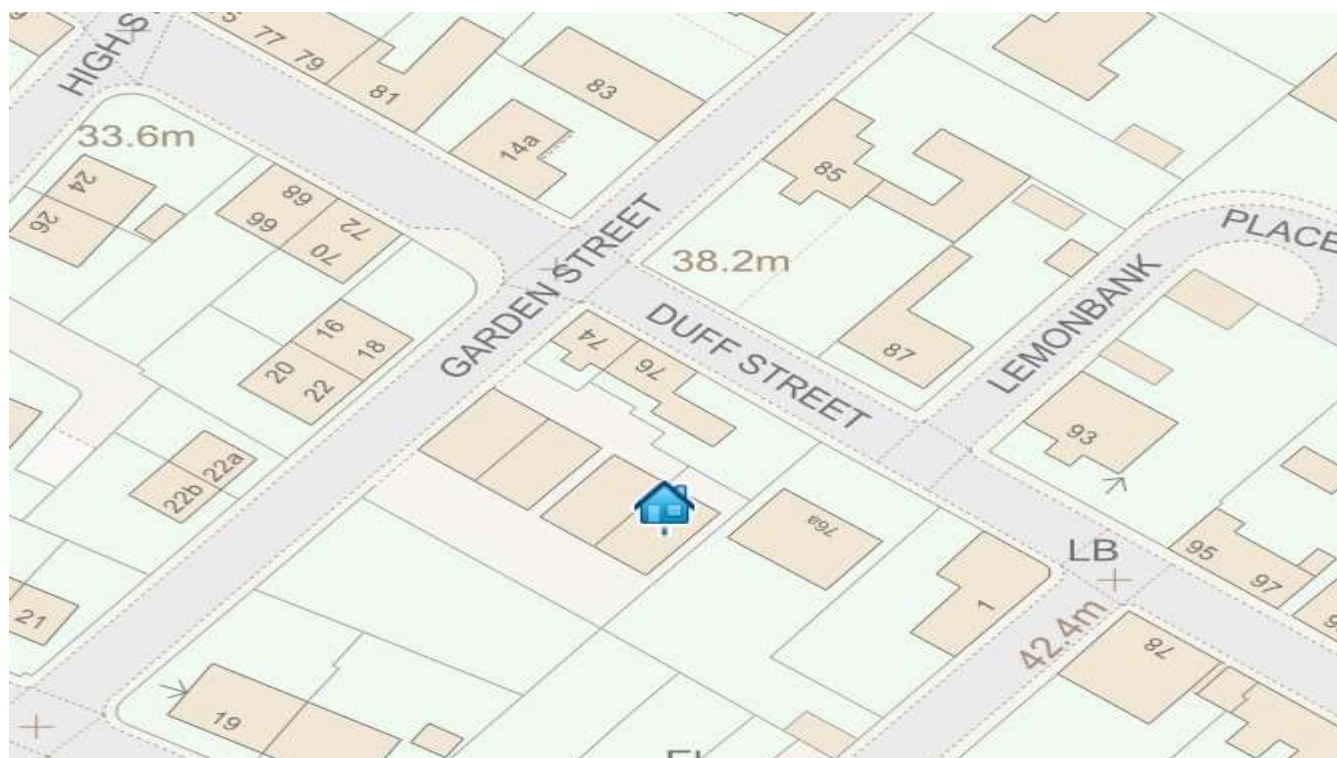
## Location



Macduff is a coastal town situated on the Moray Firth. It is located around 45 miles North from Aberdeen and around 35 miles east of Elgin.

There are a wide number of shops and amenities in the area including a Marine Aquarium and a community and sports centre.

There is a primary school situated in Macduff with secondary provision in nearby Banff.



## Further Information

**For further information please contact:**  
Development Officer - 01467 534685  
[LCHO@aberdeenshire.gov.uk](mailto:LCHO@aberdeenshire.gov.uk)