



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**8 Kirk Mews, Watson Street, Banchory, AB31 5NS**

**1 bedroom first floor flat  
Offers over £125,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

1 bedroom 1<sup>st</sup> floor flat with a parking space in basement garage.

## Condition of Property

Move-in ready

## Asking Price

Offers over £125,000

## Open Market Valuation

£130,000

## Estate Agent

Aberdein Considine [8 Kirk Mews, Watson Street, Banchory, AB31 5NS](#)

## Heating Type

Gas

## Energy Performance Rating

Band B

## Council Tax Band

Band B

## Garden

None

## Included in Sale

Flooring, white goods, and blinds

## Additional Information

Size 58m<sup>2</sup>. Built 2011. Nice views across Banchory. Factoring £60.38 per month

## 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**



**Alternative View of Living Room**



**View from Balcony**



**Kitchen**



**Alternative View of Kitchen**





Bedroom



Alternative View of Bedroom



Bathroom



Hallway



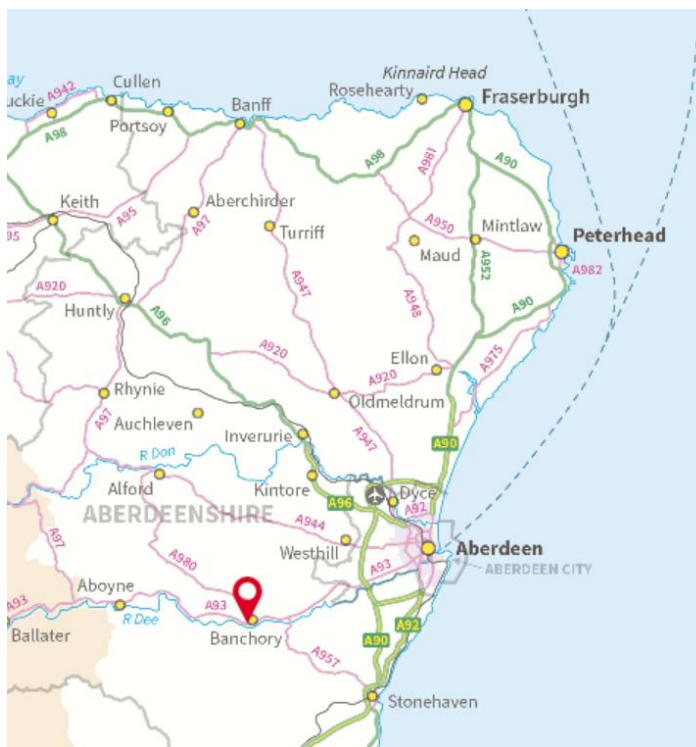
Parking Space



Parking Garage



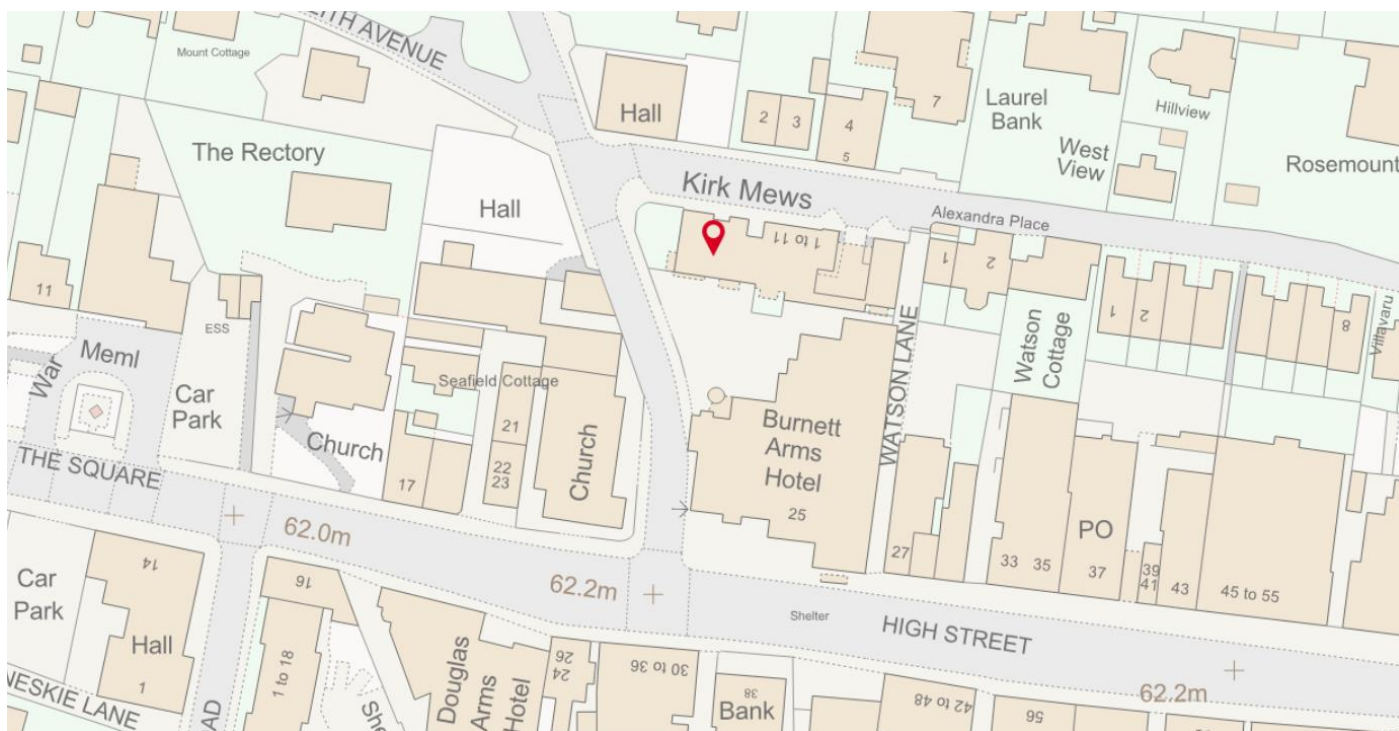
## Location



Situated next to the River Dee, Banchory is a scenic town offering a balance of rural living and convenience. Aberdeen is easily accessible just 20 miles via the A93 with frequent buses servicing this route.

Banchory offers all the amenities needed such as shops, pubs, eateries, healthcare services, and educational institutions including a nursery, primary school, and a secondary school.

The recreational activities are abundant with proximity to the Cairngorms National Park, outdoor enthusiasts can partake in hiking, mountain biking, fishing, and wildlife spotting. Banchory is part of the Deeside Way; a trail known for scenic views. The Falls of Feugh, popular for watching leaping salmon, sits on the edge of the town and just outside of Banchory is the 16<sup>th</sup> century Crathes Castle. Banchory itself is equipped with a sports hall, golfing, tennis and squash courts, and a multi-arts centre.



## Further Information

For further information please contact:  
**Empty Homes Team – 01467 533027 or 01467 468640**  
[emptyhomes@aberdeenshire.gov.uk](mailto:emptyhomes@aberdeenshire.gov.uk)