



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	Garden
1 bedroom 1 st floor flat with a parking space in basement garage.	None
Condition of Property	Included in Sale
Move-in ready	Flooring, white goods, and blinds
Asking Price	Additional Information
Offers over £125,000	Size 58m ² . Built 2011. Nice views across Banchory. Factoring £60.38 per month
Open Market Valuation	Interested?
£130,000	If you are interested in this property please fill out the Interested Buyer Registration form on www.aberdeenshire.gov.uk/housing/matchmaker-scheme-buyers/ and select "Register your Interest". Email emptyhomes@aberdeenshire.gov.uk if you already have registered a form with us.
Estate Agent	Home Report
Aberdein Considine 8 Kirk Mews, Watson Street, Banchory, AB31 5NS	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.
Heating Type	
Gas	
Energy Performance Rating	
Band B	
Council Tax Band	
Band B	

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.

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



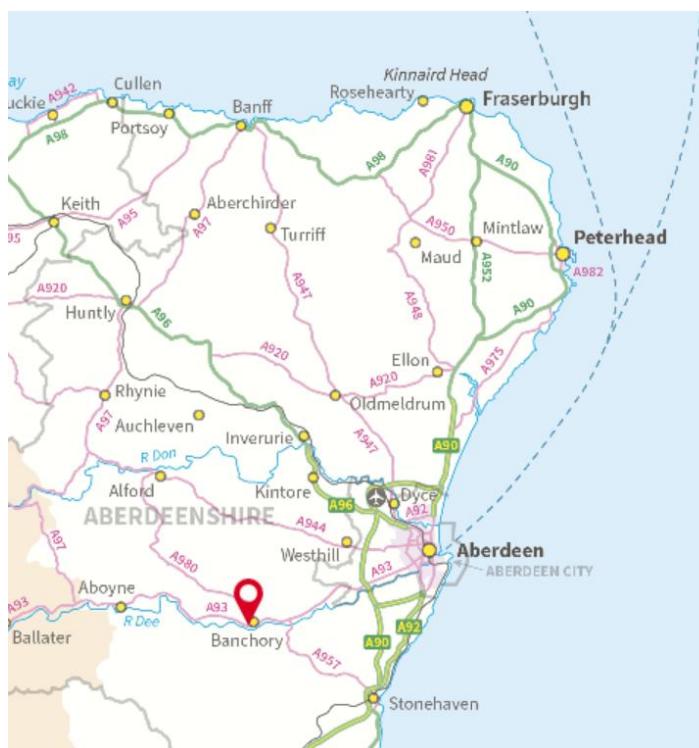
Parking Space



Parking Garage



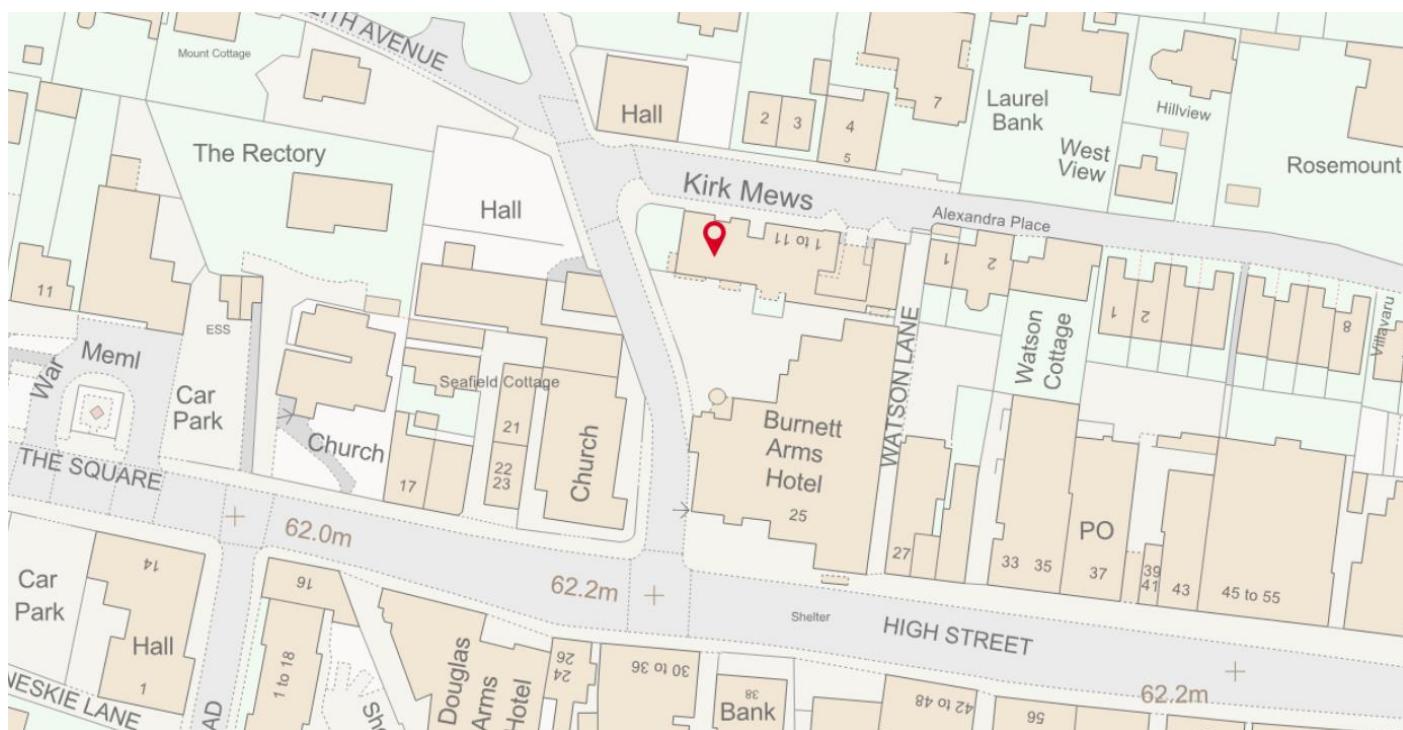
Location



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 16th 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