



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

1 Millbreck Cottages, Clola, AB42 5BY

**3 bedroom semi-detached house
Offers over £85,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

3 bedroom semi-detached house.

Condition of Property

Needs major work. Ideal renovation project.

Asking Price

Offers over £85,000

Open Market Valuation

£95,000

Estate Agent

Stewart and Watson, Mintlaw
[1 Millbreck Cottages - Stewart and Watson](#)

Heating Type

LPG

Energy Performance Rating

Band G

Council Tax Band

Band C

Garden

Medium garden with green space at the front, side, and back of the property.

Included in Sale

Anything that is in the property.

Additional Information

Front and side gardens previously used as parking for multiple vehicles.

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/ and select "Register your Interest".

Email 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.

Living Room



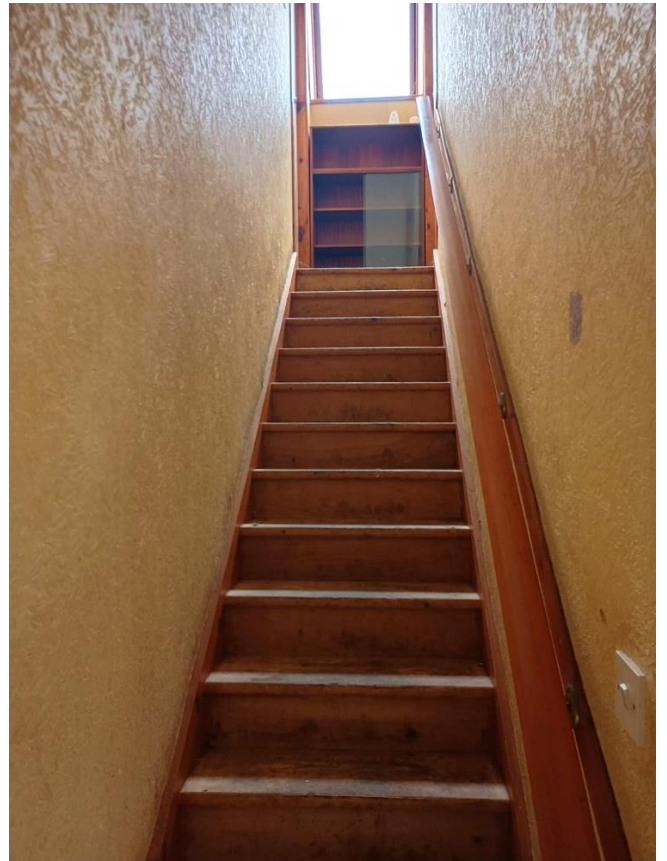
Kitchen



Hallway



Stairs



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Side of House



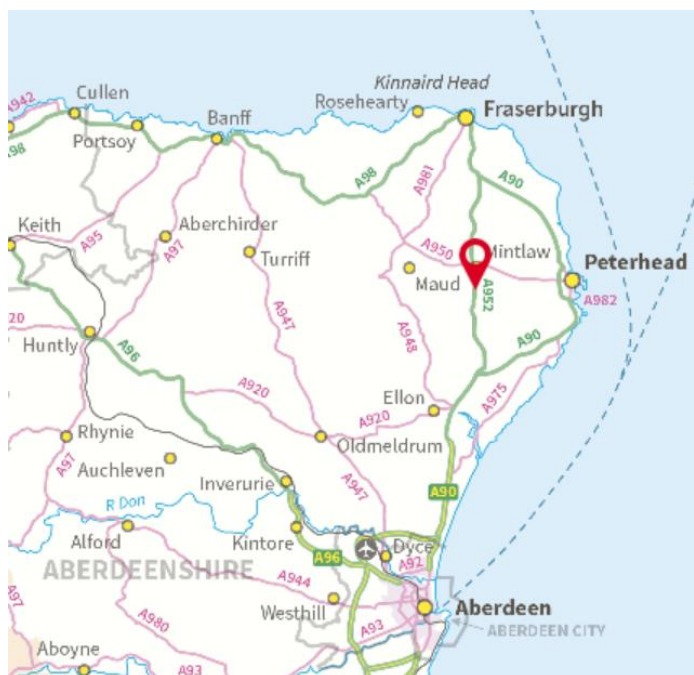
Front of House



Alternative View of Front of House



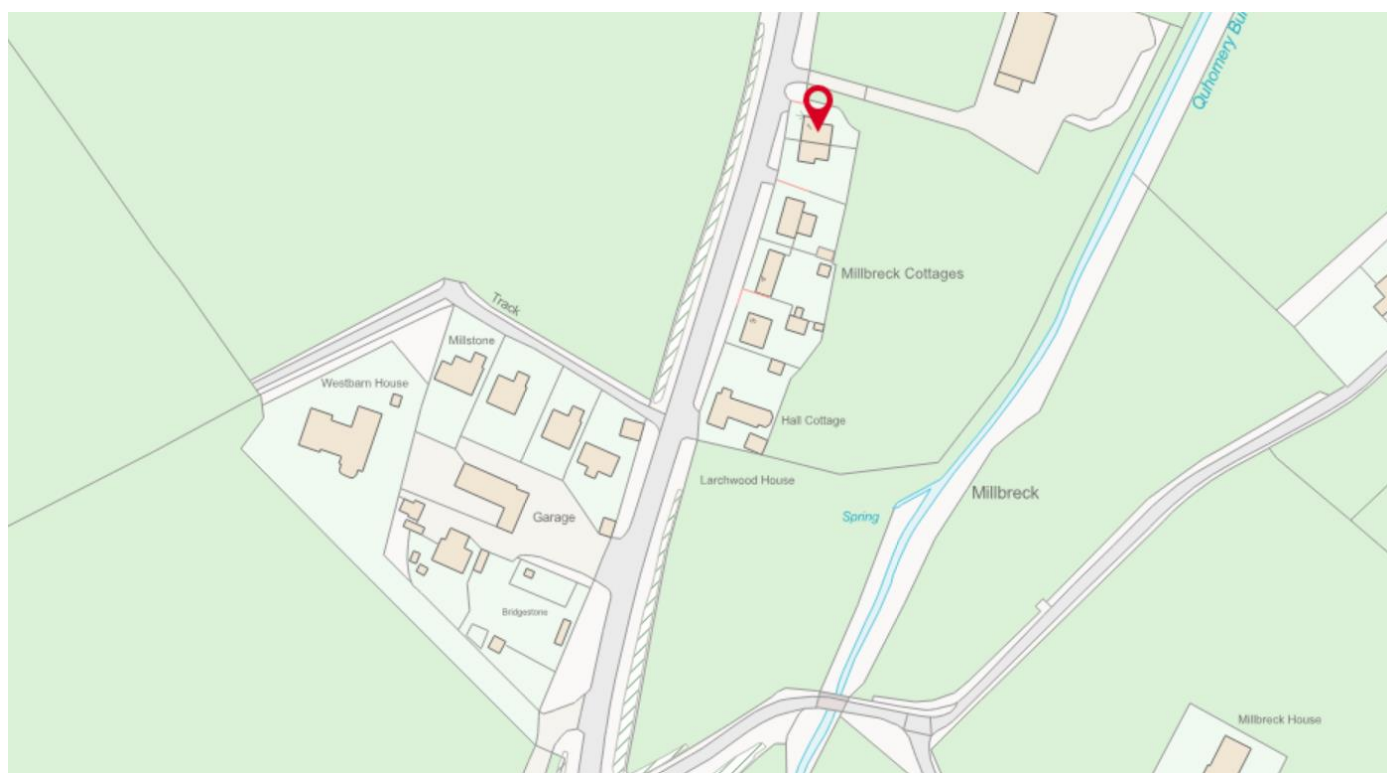
Location



Clola is a hamlet set in a peaceful and historic area of Aberdeenshire. It is 25 miles north of Aberdeen and only 10 miles west of Peterhead.

Mintlaw is located 3 miles away and provides nursery, primary, and secondary education, a variety of shops and eateries, a post office, garden centre, pharmacy, doctors, and a community hub with a soft play, library, café, and a gym.

Aden Country Park; a 230 acre park with ample walking, a café, and playpark is a 10 minute drive from Clola and holds events and family activities. The park has rich heritage with historic assets and a museum. Surrounding Clola there are further historical sites such as stone circles, castles, and country parks. The coast is just 10 miles away for beaches and quaint villages and there is no shortage of activities with nature reserves, lochs, forest trails, and golf courses nearby.



Further Information

For further information please contact:
Empty Homes Team – 01467 533027 or 01467 468640
emptyhomes@aberdeenshire.gov.uk