



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**60 St Catherine Street, Banff, AB45 1JU**

**2 bedroom self-contained ground floor flat**  
**Offers over £60,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom ground floor flat with private entry door and on-street parking

## Condition of Property

Good condition

## Asking Price

Offers over £60,000

## Open Market Valuation

£60,000

## Estate Agent

[60 St Catherine Street, Banff, AB45 1JU - Grant Smith Law Practice](#)

## Heating Type

Gas

## Energy Performance Rating

Band C

## Council Tax Band

Band A

## Garden

Private front garden, private rear allotment with shed, shared drying green

## Included in Sale

Floor coverings

## Additional Information

All windows renewed in 2023

## 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**



**Shower room**



**Bedroom 1**



**Alternative View of Bedroom 1**



**Bedroom 2**



**Alternative View of Bedroom 2**



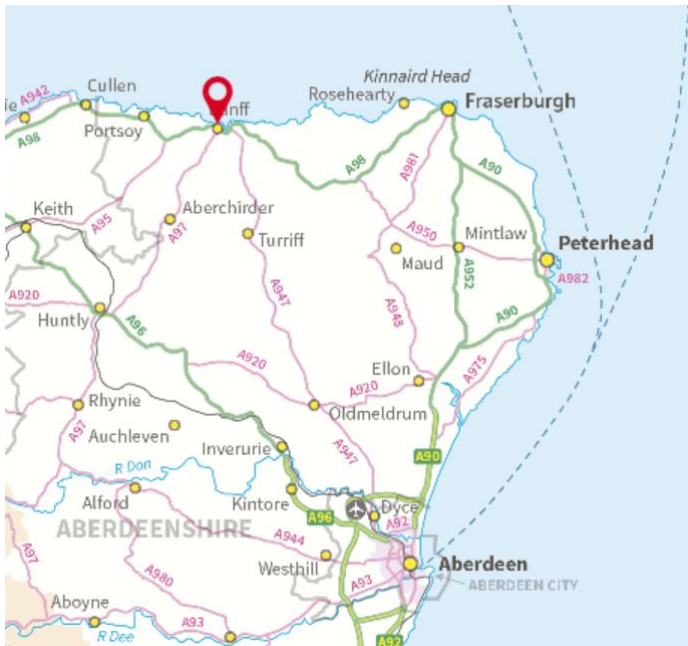
**Entrance**



**Garden**



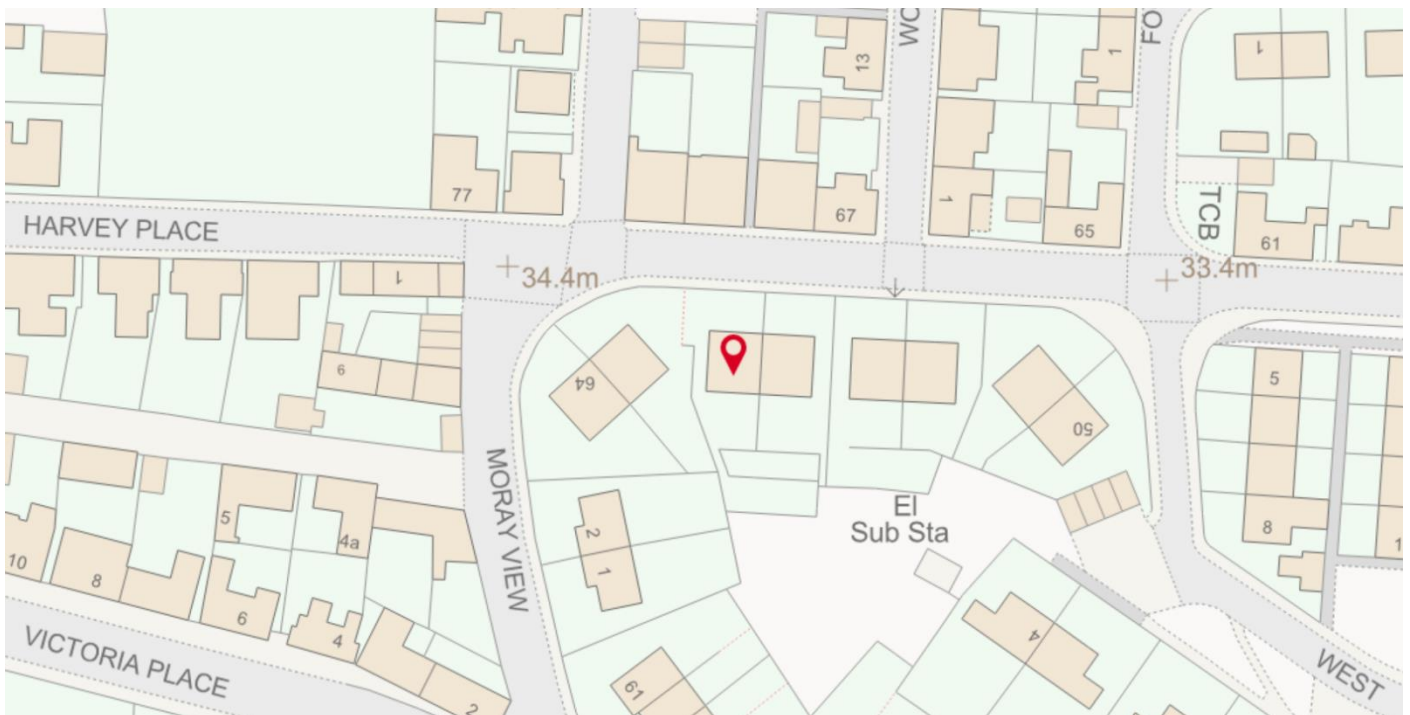
## Location



The coastal town of Banff is located in the far North of Aberdeenshire, approximately 45 miles from Aberdeen and 26 miles from Fraserburgh.

Banff is well-equipped with shops, health care services, eateries, and has a community and sports centre featuring a swimming pool, climbing wall, and gym. There is nursery and primary school provision, and Banff Academy provides secondary education. It is also renowned for the famous “Spotty Bag” shop.

The recreational activities are abundant with proximity to the Cairngorms National Park, outdoor enthusiasts can partake in hiking, mountain biking, fishing, and wildlife spotting. Closer to Banff there are even more opportunities to enjoy the outdoors with quaint villages and beaches dotted along the picturesque coastline.



## Further Information

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