



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**45 Grattan Place, Fraserburgh, AB43 9SD**

**2 bedroom 1<sup>st</sup> floor self-contained flat  
Offers over £125,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom 1<sup>st</sup> floor self-contained flat with own entrance door and a dining room.

## Condition of Property

Move-in ready

## Asking Price

Offers over £125,000

## Open Market Valuation

£125,000

## Estate Agent

Aberdein Considine [45 Grattan Place, Fraserburgh | Aberdein Considine](#)  
(Home Report available to view via link)

## Heating Type

Gas

## Energy Performance Rating

Band D

## Council Tax Band

Band C

## Garden

Large shared garden with exclusive areas and an exclusive outbuilding.

## Included in Sale

Floor coverings, blinds/curtains, light fittings.  
All kitchen appliances (including a brand new oven and recently installed washer-dryer.  
Most of the furniture is available with the sale of the property by negotiation.

## Additional Information

Coat cupboard in entrance vestibule. Coal fire in the living room and a traditional cast iron fireplace in bedroom 2. Staircase to floored loft.

## 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



Alternative View of Living Room



Alternative View of Living Room



Kitchen



Alternative View of Kitchen



Dining Room



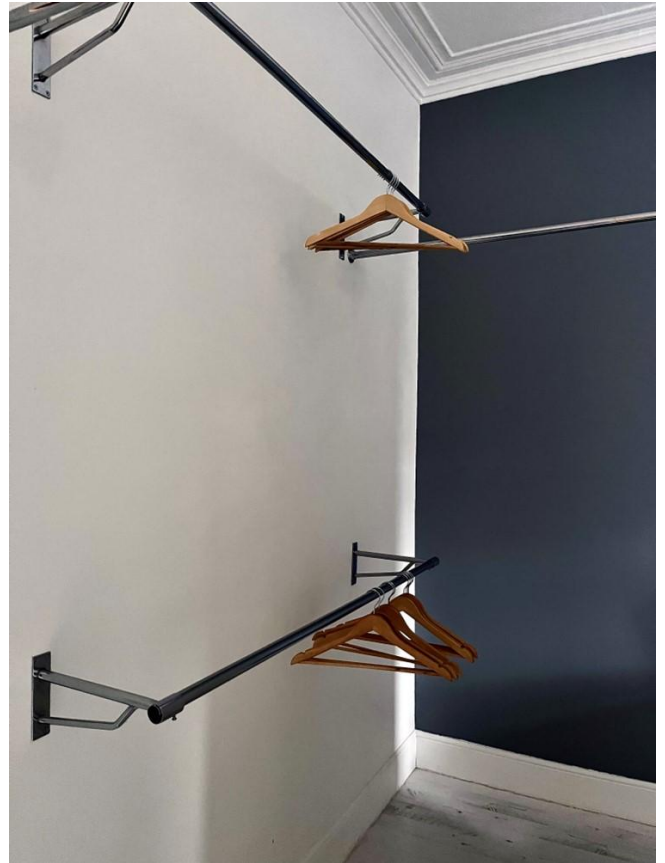
Alternative View of Dining Room



Bedroom 1



Alternative View of Bedroom 1



Alternative View of Bedroom 1



Bedroom 2



Shower Room



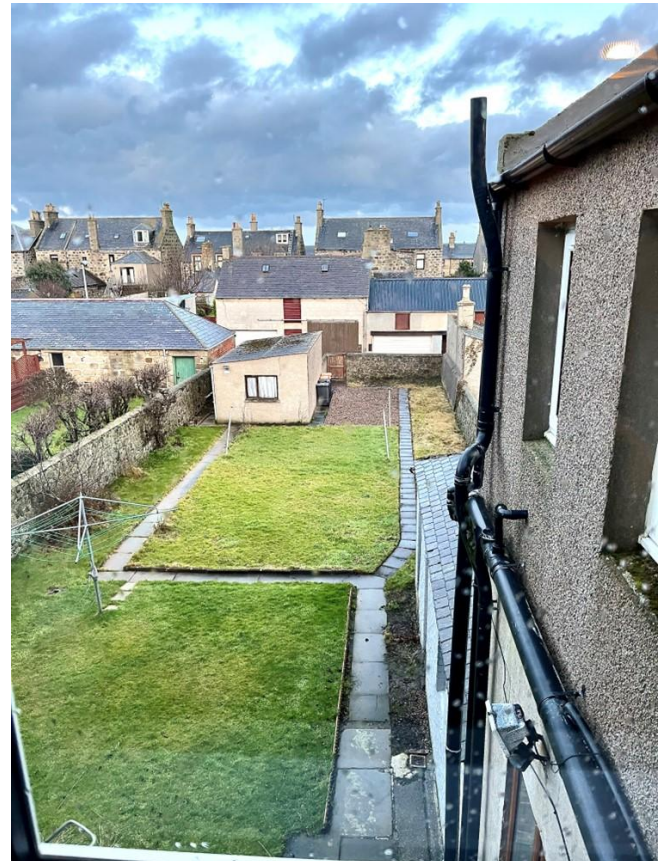
Front Door



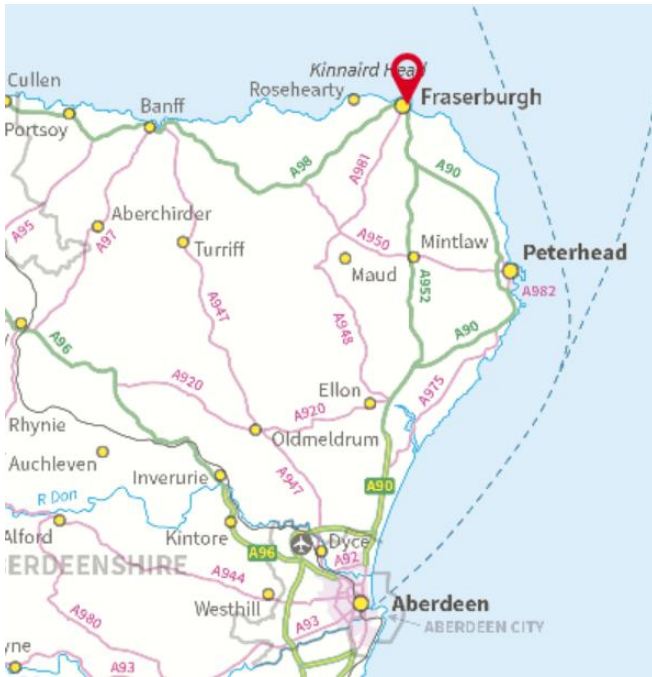
Hallway



Garden



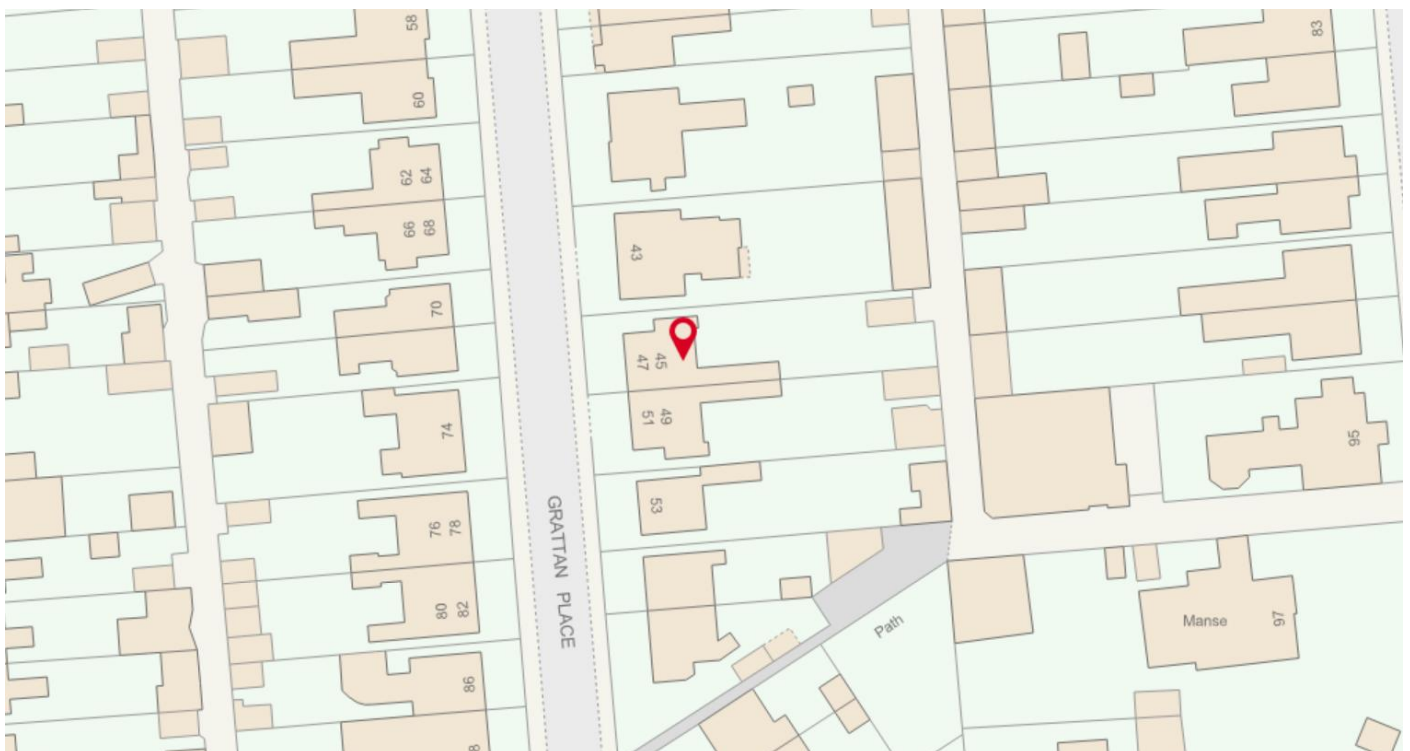
## Location



Known locally as 'The Broch', the coastal town of Fraserburgh lies approximately 40 miles to the north of Aberdeen on the northeast coast of Aberdeenshire.

Fraserburgh has a range of shops, supermarkets, eateries, doctors, pharmacies, dentists, and a hospital. The town also provides several educational institutions, including primary schools, a secondary school, and a college of further education.

The award-winning beach boasts extensive golden sands stretching for miles, offering plenty of walking opportunities. Further recreational activities can be pursued at the Community and Sports Centre offering a swimming pool, sport courts, saunas, and a fitness suite. Surrounding Fraserburgh there are quaint villages, bays, harbours, and beaches dotted along the picturesque coastline. Outdoor enthusiasts can also enjoy activities such as fishing, angling, water sports, wildlife watching, and golf.



## Further Information

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