



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

Emahroo, Urquhart Road, St Fergus, Peterhead, AB42 3HT

**2 bedroom bungalow**  
**Offers over £130,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom bungalow with dining room and an attached single garage

## Condition of Property

Needs minor work

## Asking Price

Offers over £130,000

## Open Market Valuation

£160,000

## Estate Agent

Aberdein Considine [Emahroo, Urquhart Road, St. Fergus, AB42 3HT](#) | [Aberdein Considine](#)

## Heating Type

Gas

## Energy Performance Rating

Band D

## Council Tax Band

Band D

## Garden

Small to medium enclosed back garden

## Included in Sale

Floor coverings, curtains and blinds, white goods

## Additional Information

None

## 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



Alternative View of Kitchen



Hallway





**Bedroom 1**



**Alternative View of Bedroom 1**



**Bedroom 2**



**Alternative View of Bedroom 2**



**Shower Room**



Dining Room



Alternative View of Dining Room



Back Garden

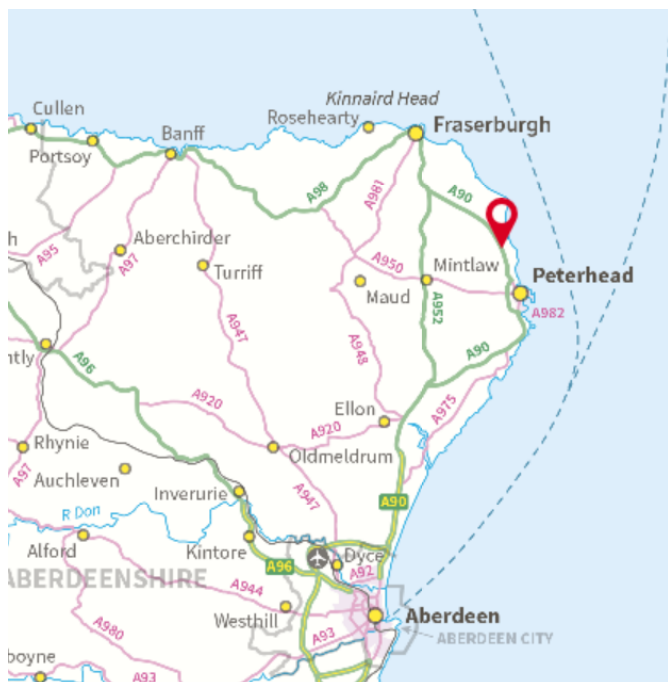


Alternative View of Back Garden





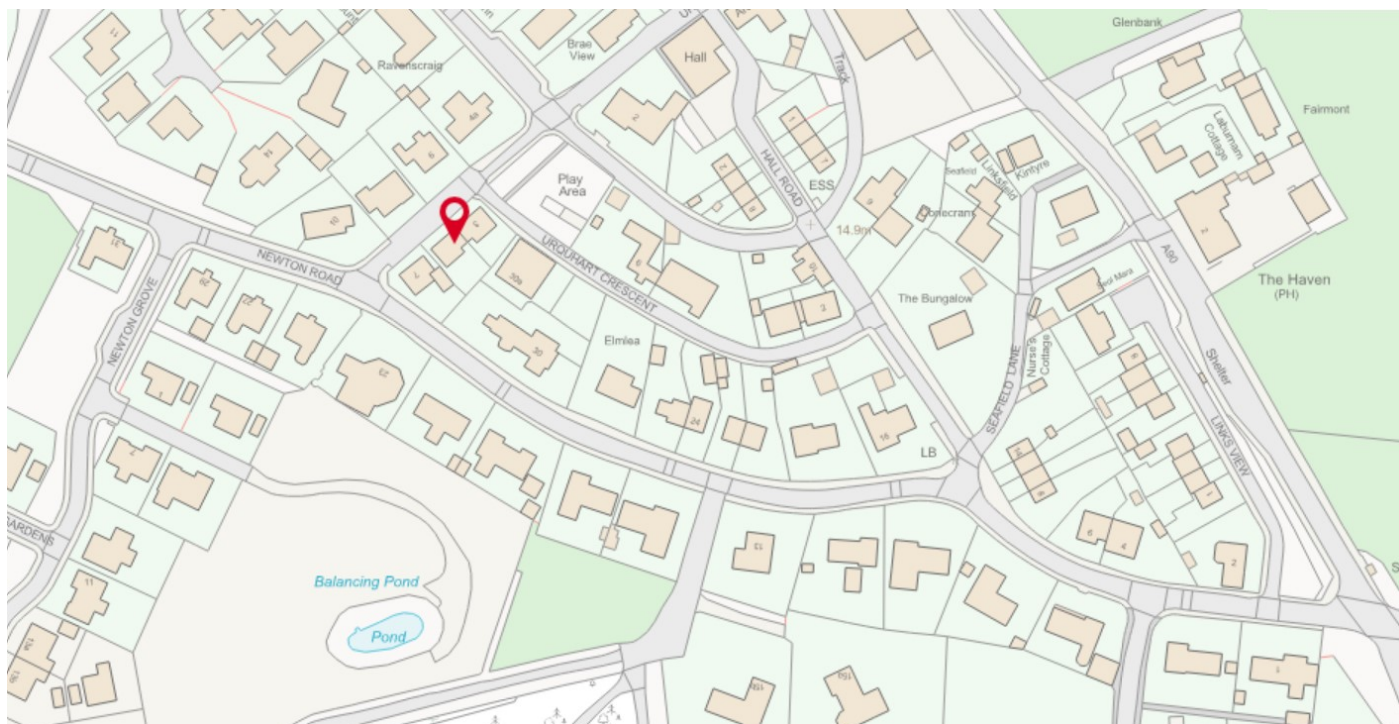
## Location



St Fergus is a small village situated on the east coast of Aberdeenshire just 4.5 miles from Peterhead and 13 miles from Fraserburgh.

In the village there is a primary school and a local chippy. A short drive away, Peterhead offers all the amenities needed including shops, bars, restaurants, health care services, and provides secondary schooling. For leisure activities Peterhead has a swimming pool, a gym, sports hall, museums, a library, a cinema, and a theatre.

Dotted along the picturesque coastline there are quaint villages and beaches to spend a peaceful afternoon. Surrounding St Fergus, outdoor enthusiasts can also indulge in activities such as fishing, walking, a variety of water sports, and golfing at the world's 18th oldest golf club. Also not far away is Aden Country Park; a 230 acre park with ample walking, a café, and playpark.



## Further Information

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