

From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**1E Arbuthnott Street, Stonehaven, AB39 2JB**

**2 bedroom top floor flat  
Offers over £86,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom top floor flat with on-street parking

## Condition of Property

Move-in ready

## Asking Price

Offers over £86,000

## Open Market Valuation

£120,000

## Estate Agent

Aberdein Considine, Stonehaven [1 Arbuthnott Street, Stonehaven | Aberdein Considine](#)

## Heating Type

Gas

## Energy Performance Rating

Band D

## Council Tax Band

Band C

## Garden

Medium sized shared rear garden

## Included in Sale

Floor coverings, white goods, light fittings, wardrobe, sofa (not pictured, brown leather corner sofa), kitchen appliances, stove fireplace

## Additional Information

Listed building. Exclusive stairs and exclusive access to the loft space. Ample storage. Flat roof fully replaced in 2022.

## 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



Landing and Stairs



Bedroom 1



Alternative View of Bedroom 1



Bedroom 2



Alternative View of Bedroom 2



Bathroom



Alternative View of Bathroom





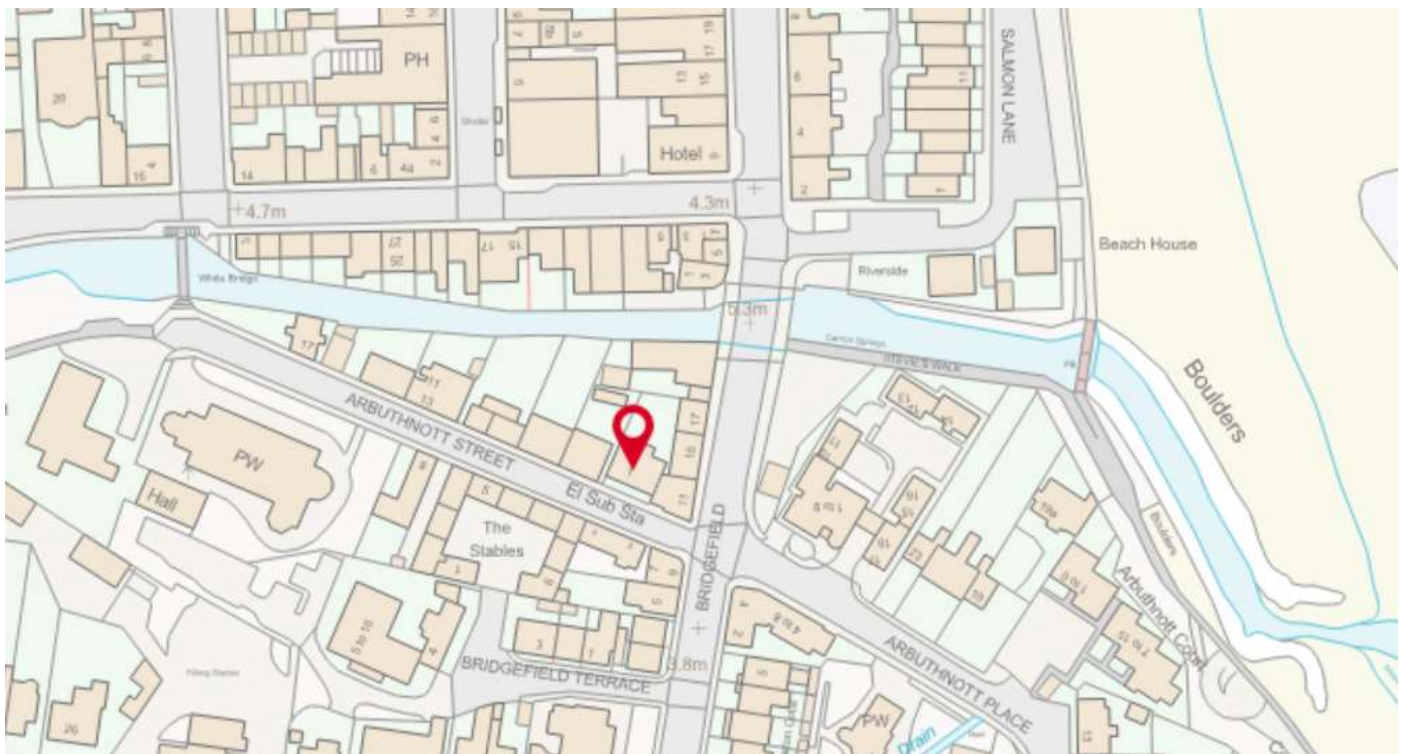
## Location



The scenic harbour town of Stonehaven is situated just 15 miles from Aberdeen. Stonehaven is well serviced by public transport with regular buses and with train links to Aberdeen, Inverness, Montrose, Edinburgh, and Glasgow. The AWPR makes easy access to other local towns and cities by car.

Stonehaven offers all the amenities needed such as shops, including independent shops, pubs, eateries, healthcare services, and educational institutions including nursery and primary school provision, and a secondary school.

The recreational activities are plentiful with access to a variety of activities in town and it's surrounds. Stonehaven has an attractive harbour and beach front for walks, paddle boarding, a yacht club and sea angling, and award winning ice cream and chippers. There is an Olympic sized open air swimming pool, regular markets and events held, wildlife spotting at the nearby RSPB Fowlsheugh Reserve, and the well-known Dunnottar Castle.



## Further Information

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