



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

12 Burnland Grove, Elrick, Westhill, AB32 6AF

**2 bedroom ground floor self-contained flat
Fixed price £135,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

2 bedroom ground floor self-contained flat with own entrance door exclusive parking space

Condition of Property

Move-in ready with no repairs needed

Asking Price

£135,000 fixed price

Open Market Valuation

£145,000

Estate Agent

[12 Burnland Grove, Elrick, Westhill, Aberdeenshire, AB32 6AF | Aberdein Considine](#)

Heating Type

Gas

Energy Performance Rating

Band B

Council Tax Band

Band C

Garden

Small private front garden and medium private back garden

Included in Sale

Curtains, light fixtures, white goods, and flooring

Additional Information

The condition for each building element in the home report survey are all in repair category 1 (no immediate action or repair is needed)

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



Alternative View of Living Room



Alternative View of Living Room



Kitchen



Alternative View of Kitchen



Hallway



Bedroom 1



Alternative View of Bedroom 1



Bedroom 2



Alternative View of Bedroom 2



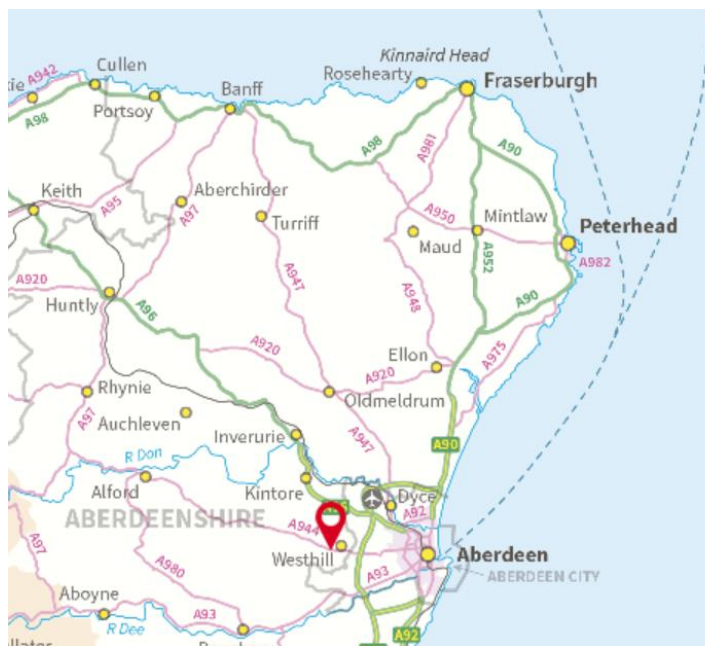
Bathroom



Back Garden



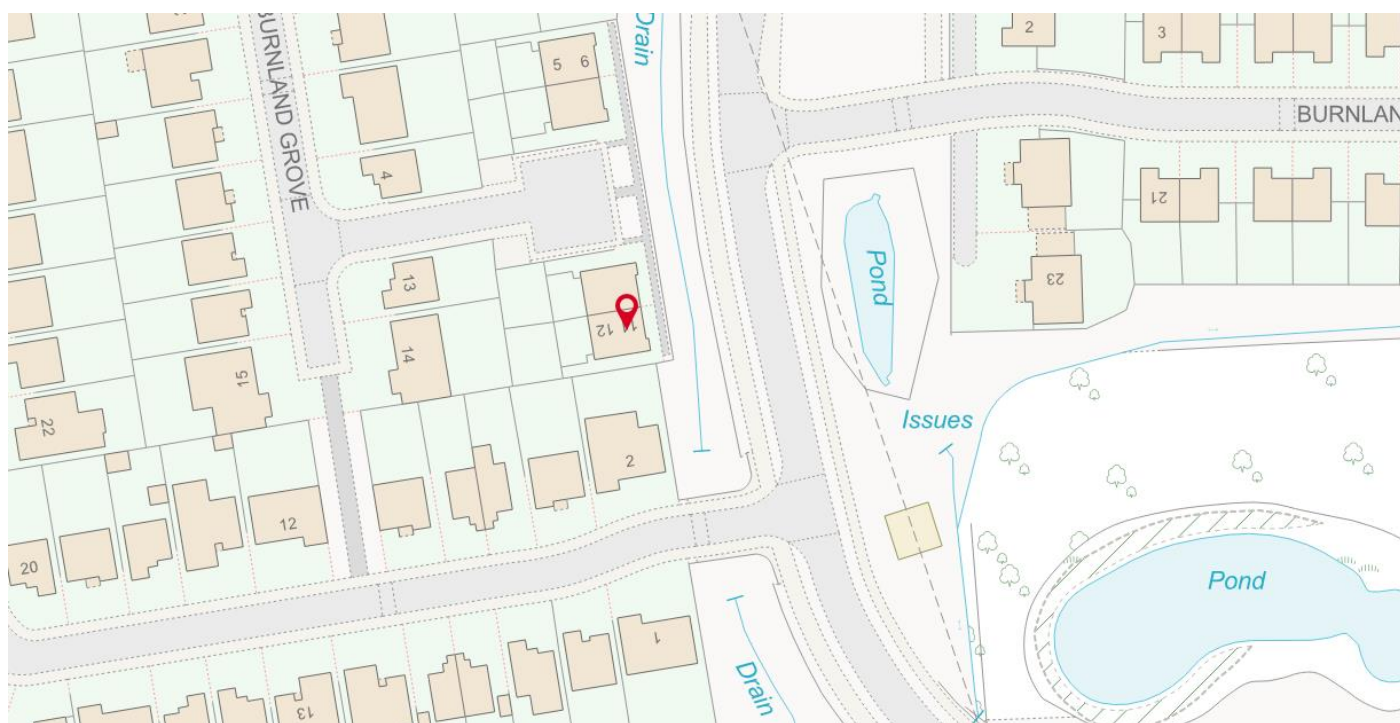
Location



Conveniently set just 8 miles from the city centre of Aberdeen, Elrick in Westhill is a much sought after area of Aberdeenshire offering a blend of rural peace and city convenience.

Westhill is well equipped with a range of shops, pubs, eateries, healthcare services, and educational institutions including primary school and secondary school provision.

For recreational activities Westhill offers a golf course with stunning views, a tennis club, leisure centre, and a swimming pool. The surrounding countryside offers opportunities for outdoor enthusiasts, with hiking trails and green spaces right on the doorstep. Less than a 45 minute drive is the beautiful Cairngorms National Park with an abundance of outdoor pursuits from hiking, cycling, and golf to water sports, and snowsports.



Further Information

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