



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

12 Angus Avenue, Fetterangus, AB42 4AD

**3-bedroom Detached House
£215,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

3-bedroom detached house

Condition of Property

Good condition

Asking Price

£215,000

Open Market Valuation (if applicable)

£215,000

Estate Agent (if advertised)

Aberdein Considine, Peterhead

Heating Type

Heat pump

Energy Performance Rating

Band C

Council Tax Band

Band E

Garden

Medium sized enclosed back garden.
Small front garden.

Included in Sale

All floor coverings. Window blinds and curtains.
Light fittings. Washing machine, tumble drier, double oven, fridge, and freezer

Additional Information

Single garage with electric and a driveway.

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



Kitchen



Alternative View of Kitchen



Utility Room



Stairs



Bedroom 1



Ensuite in Bedroom 1



Bedroom 2



Bedroom 3



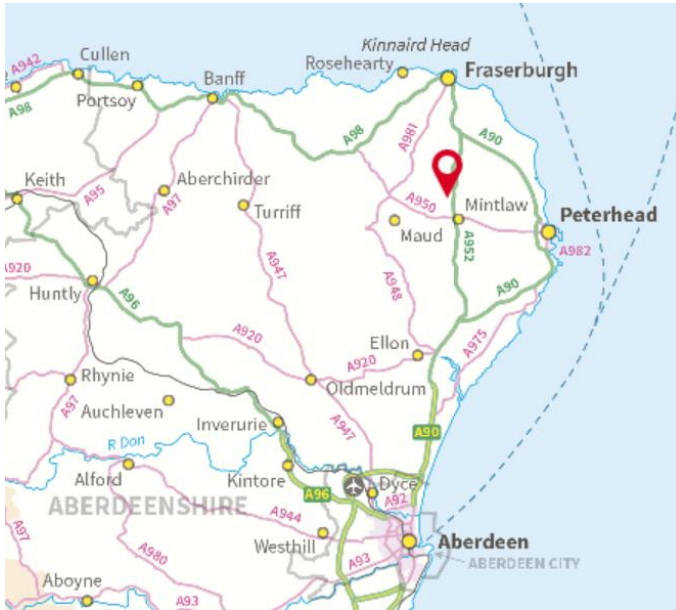
Bathroom



Downstairs WC



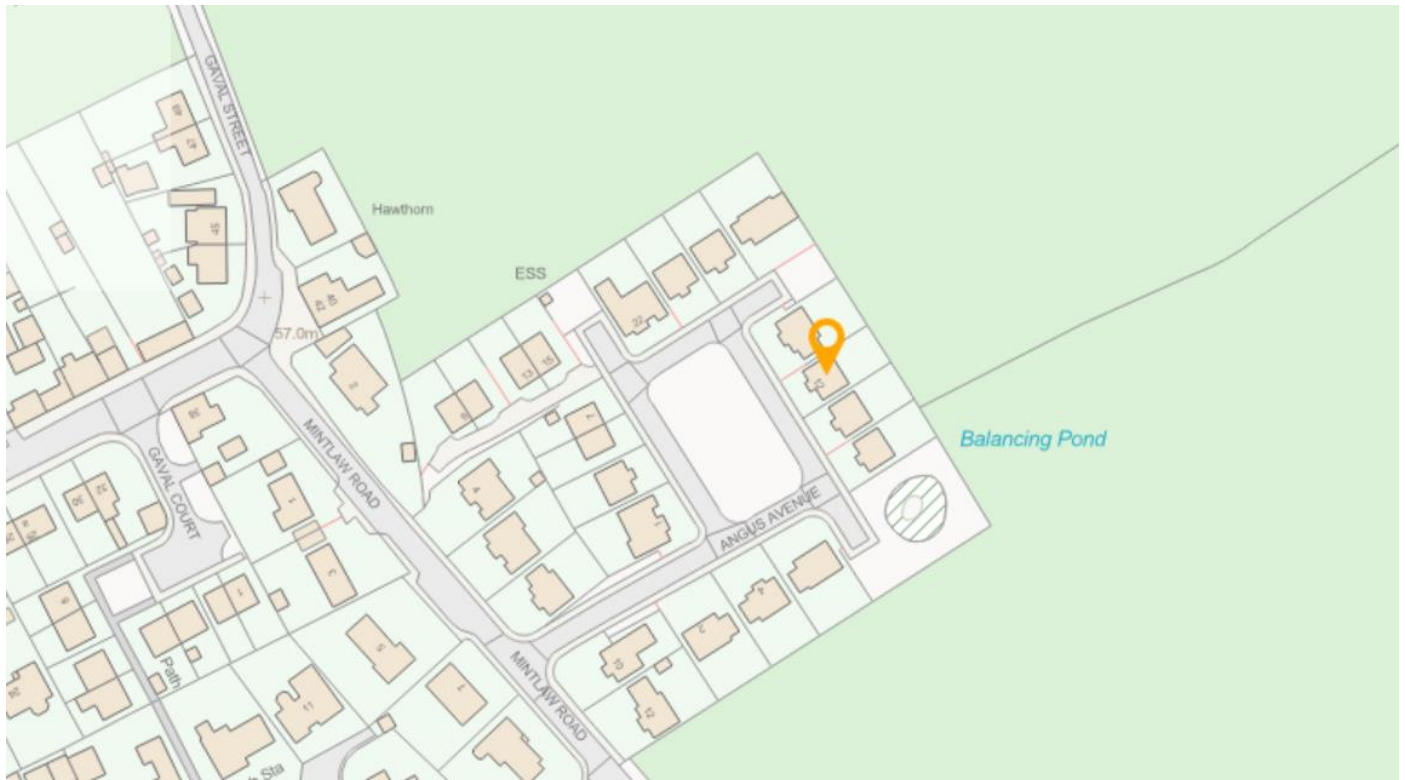
Location



Fetterangus, known locally as “Fishie,” is a small village situated in a picturesque peaceful area of Aberdeenshire. It is within easy reach of Peterhead and Fraserburgh, and only 31 miles from Aberdeen, offering a perfect blend of rural tranquillity and accessibility.

Fetterangus is conveniently located close to the small town of Mintlaw, which provides health care services, shops, pubs, a garden centre, and a secondary school; Mintlaw Academy.

The village itself has a primary school and is surrounded by beautiful nature with plenty of walking trails nearby. Not far away is Aden Country Park, spanning 230 acres, this park is a haven for nature enthusiasts, offering wildlife spotting, events, and family activities.



Further Information

For further information please contact:
Development Officer – 01467 533027
emptyhomes@aberdeenshire.gov.uk