

From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

32 Kinmundy Avenue, Westhill, AB32 6TG

**3 bedroom semi-detached house
Offers over £225,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

3 bedroom semi-detached house with dining room, utility room, WC, and ensuite. Private driveway and garage.

Condition of Property

Good condition with only cosmetic updates needed (e.g. paint, flooring, fixtures)

Asking Price

Offers over £225,000

Open Market Valuation

£230,000

Estate Agent

James & George Collie, 450 Union Street, Aberdeen [32 Kinmundy Avenue](#)

Heating Type

Gas

Energy Performance Rating

Band D

Council Tax Band

Band E

Garden

Fully enclosed large rear garden and small front garden.

Included in Sale

All current items, white goods, and furnishings

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/ 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



Dining Room



Alternative View of Dining Room



Bedroom 1



Ensuite in Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



Utility Room



Back Garden



Alternative View of Back Garden



Front of Property



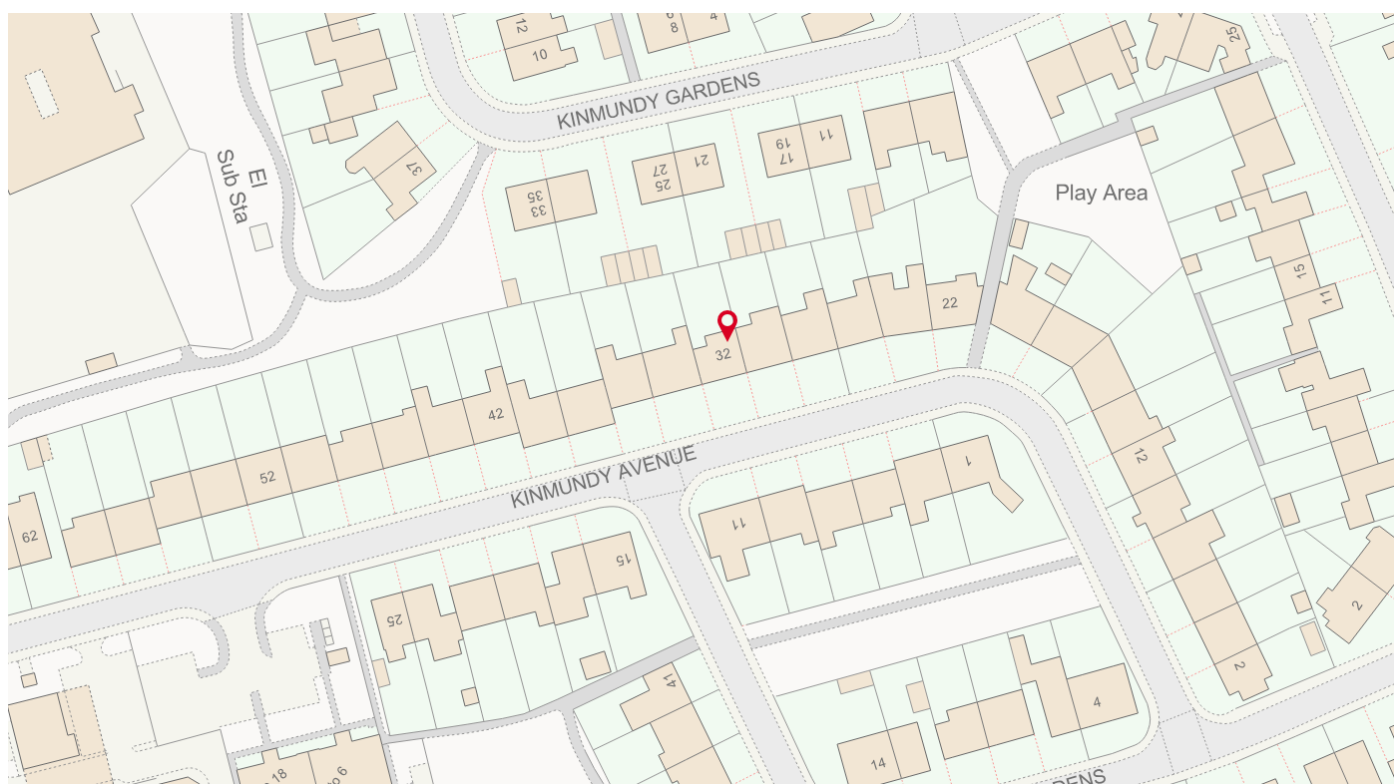
Location



Conveniently set just 8 miles from the city centre of Aberdeen, 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 several primary schools and a secondary school.

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.



Further Information

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