



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

2 Hollytree Road, Banchory, AB31 5NU

**Detached 4 bedroom house
Offers over £360,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

Detached 4 bedroom house with family room and dining room, 3 bathrooms/WC, garage and driveway

Condition of Property

Needs some repairs or updates

Asking Price

Offers over £360,000

Open Market Valuation

£370,000

Estate Agent

Aberdein Considine, Banchory
[2 Holly Tree Road, Banchory, AB31 5NU |
Aberdein Considine](#)

Heating Type

Gas

Energy Performance Rating

Band D

Council Tax Band

Band G

Garden

Fully enclosed medium rear garden

Included in Sale

White goods - tumble drier, built in oven, fridge and freezer. All floor coverings, light fittings, curtain poles. Curtains available if required.

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



Family Area



Dining Room



Bedroom 1



Alternative View of Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Ensuite



Bathroom



WC



Hall



Upstairs Landing



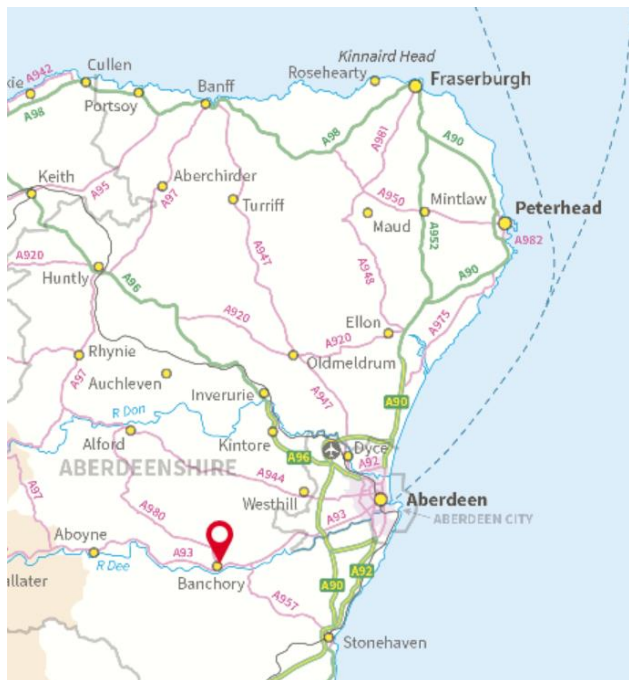
Utility Room



Back Garden



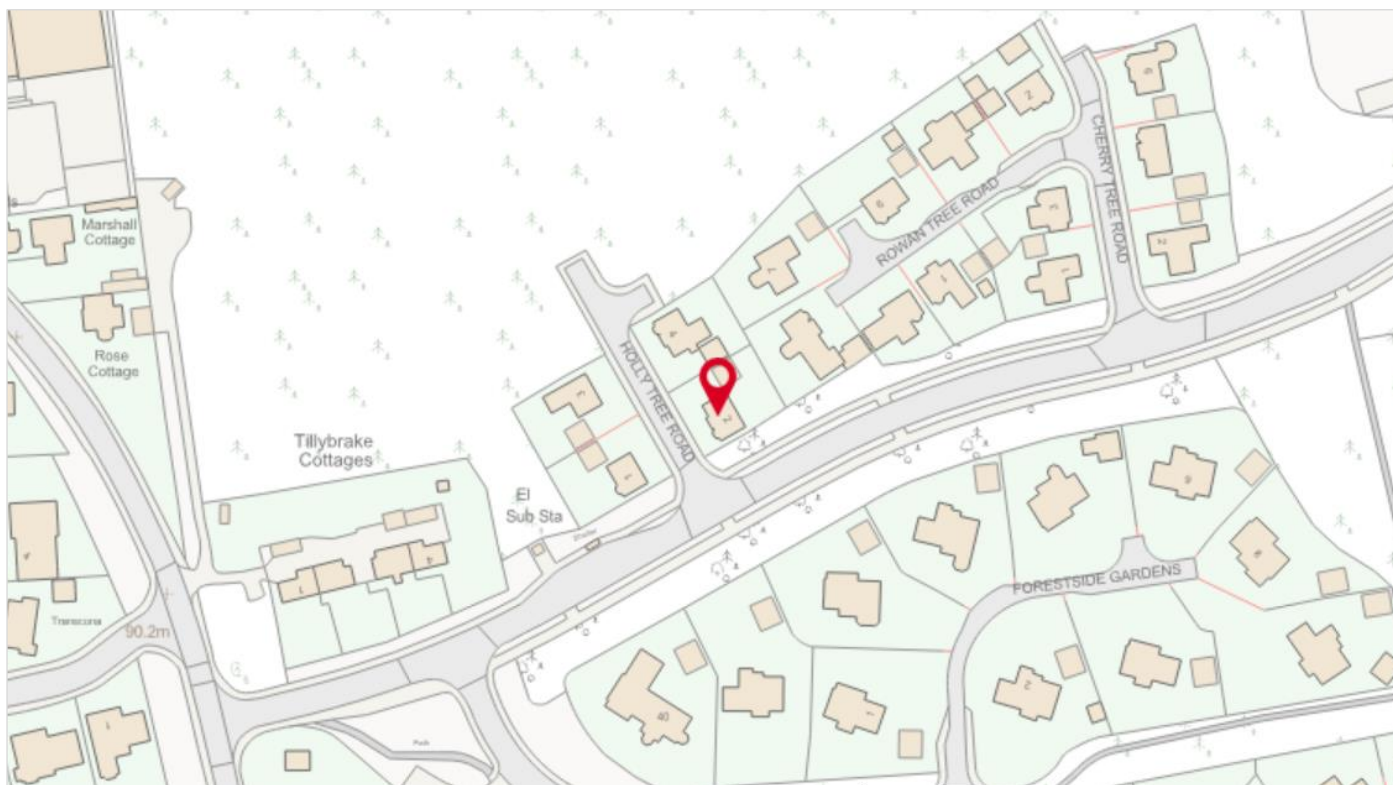
Location



Situated next to the River Dee, Banchory is a scenic town offering a balance of rural living and convenience. Aberdeen is easily accessible just 20 miles via the A93 with frequent buses servicing this route.

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

The recreational activities are abundant with proximity to the Cairngorms National Park, outdoor enthusiasts can partake in hiking, mountain biking, fishing, and wildlife spotting. Banchory is part of the Deeside Way; a trail known for scenic views. The Falls of Feugh, popular for watching leaping salmon, sits on the edge of the town and just outside of Banchory is the 16th century Crathes Castle. Banchory itself is equipped with a sports hall, golfing, tennis and squash courts, and a multi-arts centre.



Further Information

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