

From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**25 Charlotte Street, Fraserburgh, AB43 9JE**

**2 bedroom mid-terraced house  
Offers over £85,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom mid-terraced house with on street parking.

## Condition of Property

Good condition

## Asking Price

Offers over £85,000

## Open Market Valuation (if applicable)

£90,000

## Estate Agent (if advertised)

MacRae Stephen & Co., High Street, Fraserburgh  
[25 Charlotte Street, Fraserburgh, AB43 9JE](#)

## Heating Type

Electric

## Energy Performance Rating

Band G

## Council Tax Band

Band A

## Garden

Medium enclosed back garden with a shed and a greenhouse. There is a lane out the back for taking the bin out.

## Included in Sale

Some white goods

## Additional Information

New kitchen and bathroom fitted. New electric heating. All rooms freshly painted.

## 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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**Kitchen**



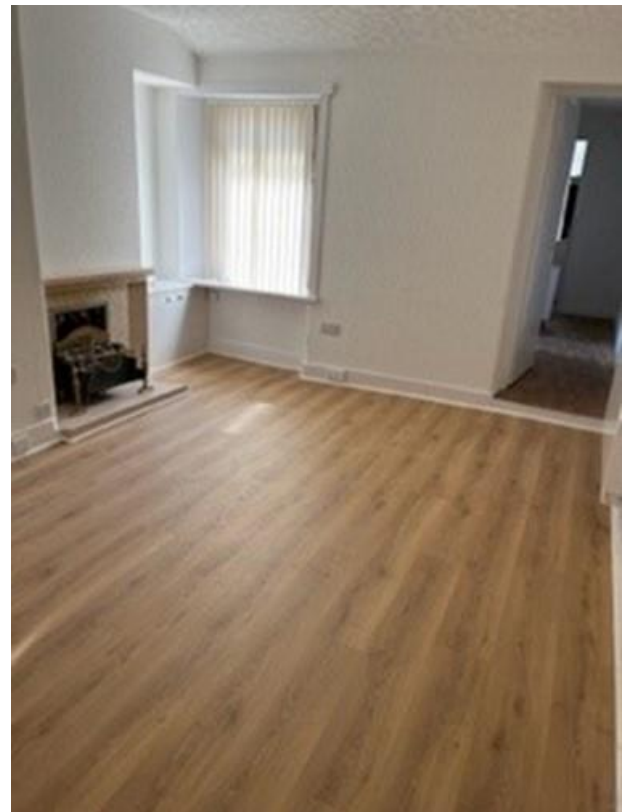
**Alternative View of Kitchen**



**Alternative View of Kitchen**



**Living Room**



Bedroom 1



Bedroom 2



Dining Room



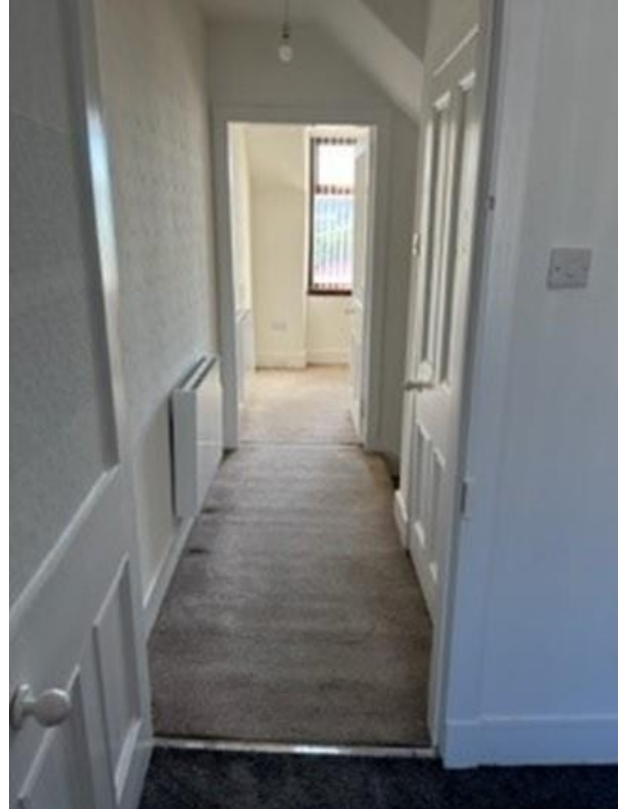
New Electric Heaters



Stairs



Hallway



Bathroom



Alternative View of Bathroom



Back of Property



Back Garden



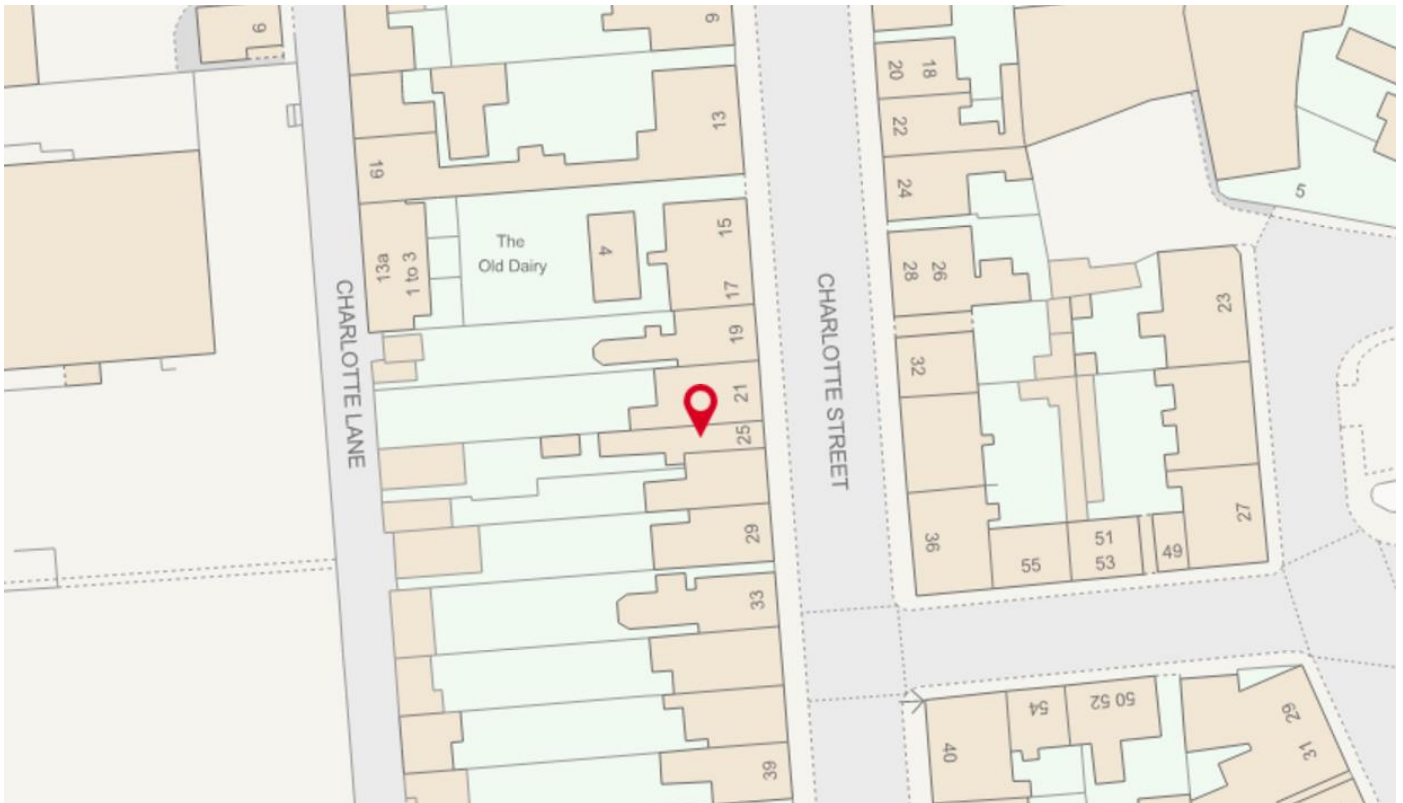
## Location



Known locally as 'The Broch', the coastal town of Fraserburgh lies approximately 40 miles to the north of Aberdeen on the northeast coast of Aberdeenshire.

Fraserburgh has a range of shops, supermarkets, eateries, doctors, pharmacies, dentists, and a hospital. The town also provides several educational institutions, including primary schools, a secondary school, and a college of further education.

The award-winning beach boasts extensive golden sands stretching for miles, offering plenty of walking opportunities. Further recreational activities can be pursued at the Community and Sports Centre offering a swimming pool, sport courts, saunas, and a fitness suite. Surrounding Fraserburgh there are quaint villages, bays, harbours, and beaches dotted along the picturesque coastline. Outdoor enthusiasts can also enjoy activities such as fishing, angling, water sports, wildlife watching, and golf.



## Further Information

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