



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**72 Raemoir Avenue, Banchory, AB31 5UE**

**2 bedroom mid-terrace house  
Offers around £140,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom mid-terrace house with, conservatory, 2 shower room/WC, and on-street parking

## Condition of Property

Move in ready with cosmetic updates needed

## Asking Price

Offers around £140,000

## Open Market Valuation

£145,000

## Estate Agent

[72 Raemoir Avenue, Banchory | Raeburn, Christie, Clark & Wallace](#)

## Heating Type

Electric

## Energy Performance Rating

Band E

## Council Tax Band

Band B

## Garden

Medium garden

## Included in Sale

Floor coverings and curtains

## 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/](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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**Living Room**



**Alternative View of Living Room**



**Kitchen**



**Alternative View of Kitchen**



**Conservatory**



**Hallway**



**Bedroom 1**



**Alternative View of Bedroom 1**



**Bedroom 2**



**Alternative View of Bedroom 2**



**Shower Room**



**Downstairs WC**



Back Garden



Alternative View of Back Garden



Front Garden



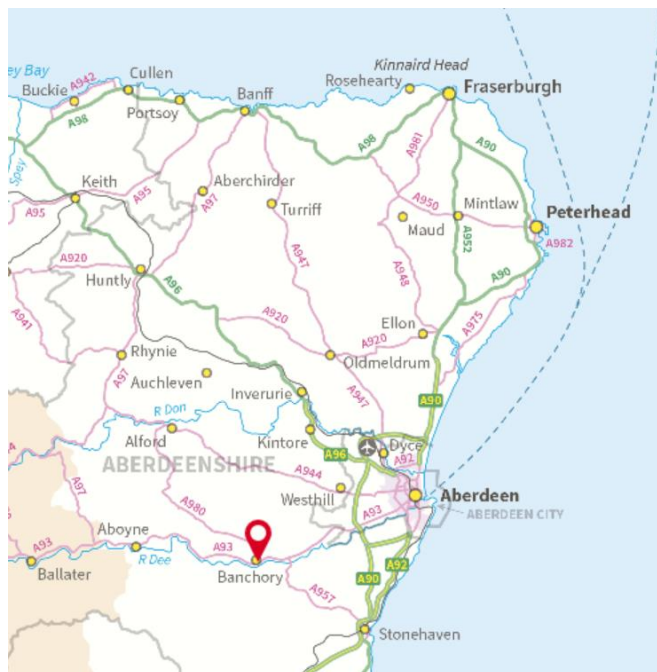
Alternative View of Front Garden



Alternative View of Front Garden



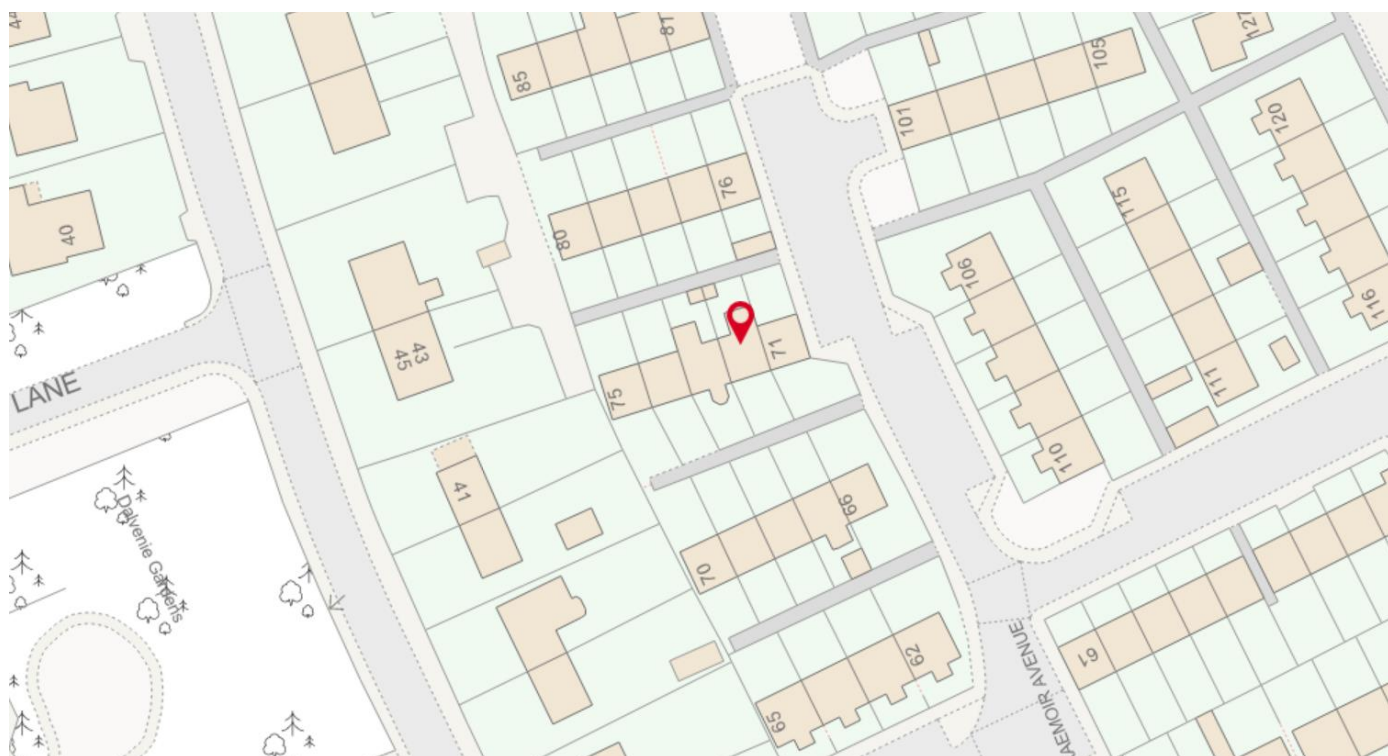
## Location



Situated next to the River Dee, Banchory is a scenic town offering a blend 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 16<sup>th</sup> 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](mailto:emptyhomes@aberdeenshire.gov.uk)