Aberdeenshire COUNCIL

From mountain to sea

Empty Property Matchmaker Scheme
FOR SALE

36A Cross Street, Fraserburgh, AB43 9EQ

4 bedroom first floor flat
Offers in the region of £100,000



Empty Property Matchmaker Scheme - Property Schedule

Description

4 bedroom first floor flat over two levels with on-street parking

Condition of Property

Needs significant repairs or renovation

Asking Price

Offers in the region of £100,000

Open Market Valuation

£120,000

Estate Agent

NA

Heating Type

Gas

Energy Performance Rating

Unknown

Council Tax Band

Band C

Garden

Part shared area at the back of the building as well as a small exclusive sitting-out area

Included in Sale

All floor coverings, white good appliances - oven, hob, extractor fan, fridge freezer. All bedrooms have built in wardrobes

Additional Information

Roof work is required (most likely skews and lead work) to stop water ingress. Lead work recently completed at the front left side of roof. Resultant inside plastering and redecoration will be required. External pointing is required in areas.

Some repair costs may be shared responsibility with the commercial property on the ground floor.

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



Kitchen



Alternative View of Living Room and Kitchen



Bedroom 1



Bedroom 3



Bedroom 2



Alternative View of Bedroom 2



Bedroom 4



Alternative View of Bedroom 4



Shower Room (1st Floor)



Shower Room (1st Floor)



Shower Room (2nd Floor)



Shower Room (2nd Floor)



Stairs



Upper Landing



Utility Area



Back Area



Gated Lane to Back Area



Rear of Property



Front of Property



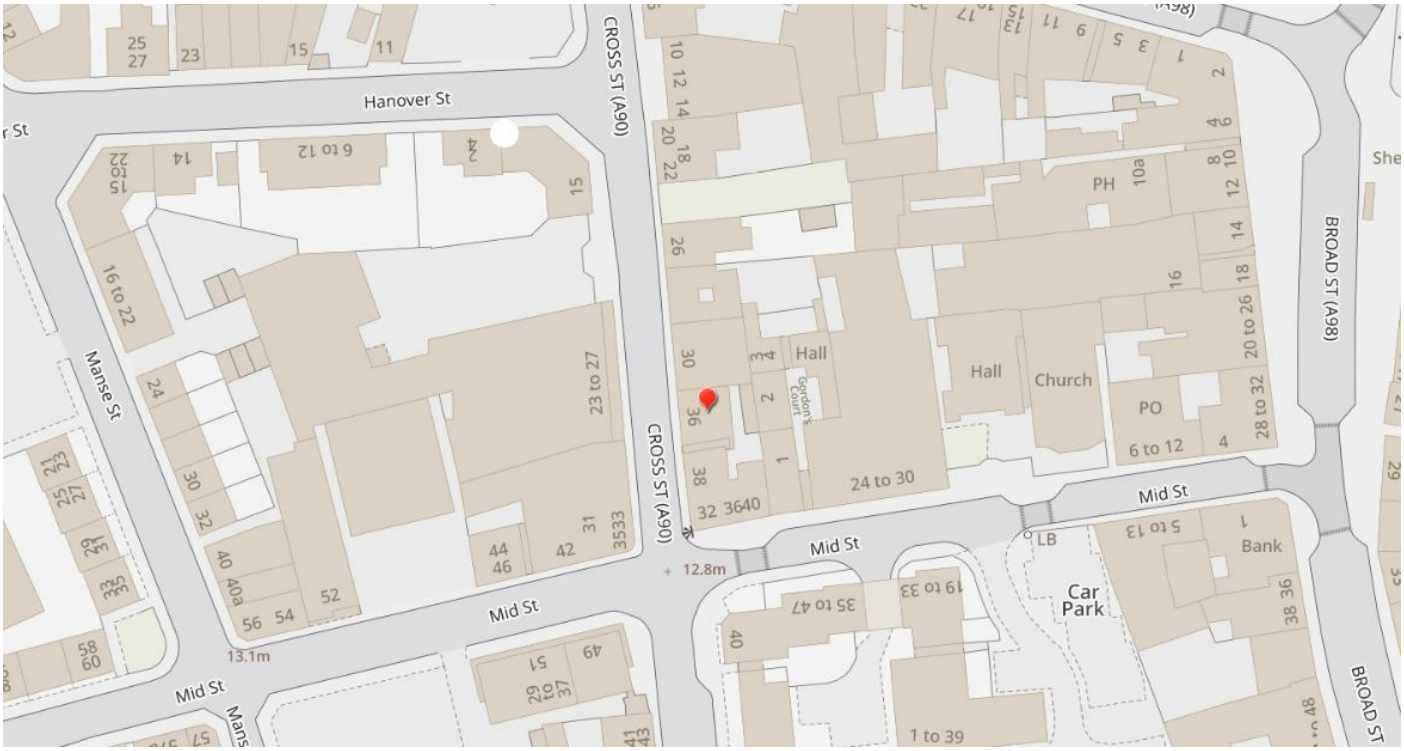
Location



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