



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**2 Park View, Hatton, AB42 0LJ**

**2 bed semi-detached house  
Offers over £120,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom semi-detached house with a sunroom looking out across the countryside

## Condition of Property

Good condition

## Asking Price

Offers over £120,000

## Open Market Valuation

£120,000

## Estate Agent

Masson and Glennie  
[2 Park View, Hatton, AB42 0LJ | Masson Glennie](#)

## Heating Type

Gas

## Energy Performance Rating

Band D

## Council Tax Band

Band A

## Garden

Medium front garden and large back garden

## Included in Sale

All floor coverings

## Additional Information

Pointing and slates recently completed. Replastering and painting done throughout the whole house. Blank canvas for your own stamp.

## 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



Alternative View of Living Room



Kitchen



Alternative View of Kitchen



Bedroom 1



Alternative View of Bedroom 1



Bedroom 2



Alternative View of Bedroom 2



Bathroom



Alternative View of Bathroom



Hallway



Sunroom



Alternative View of Sunroom



Back Garden



Alternative View of Back Garden



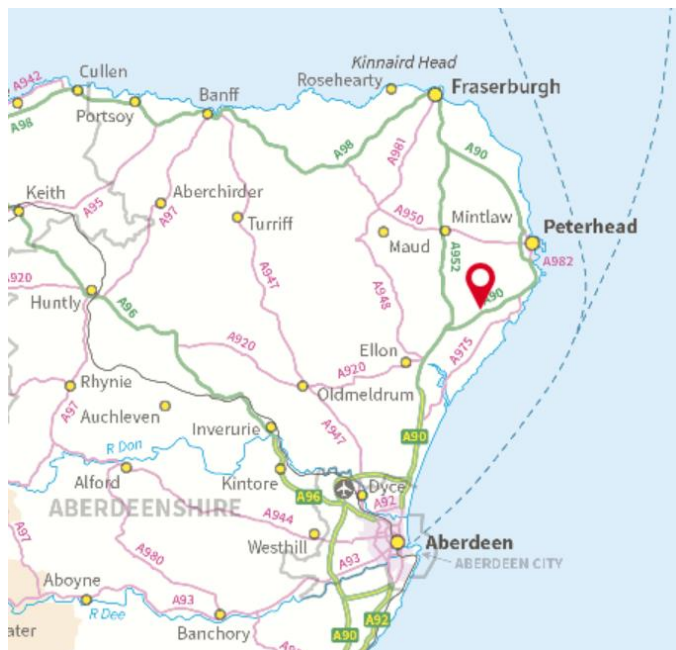
Front of House



Alternative View of Front of House



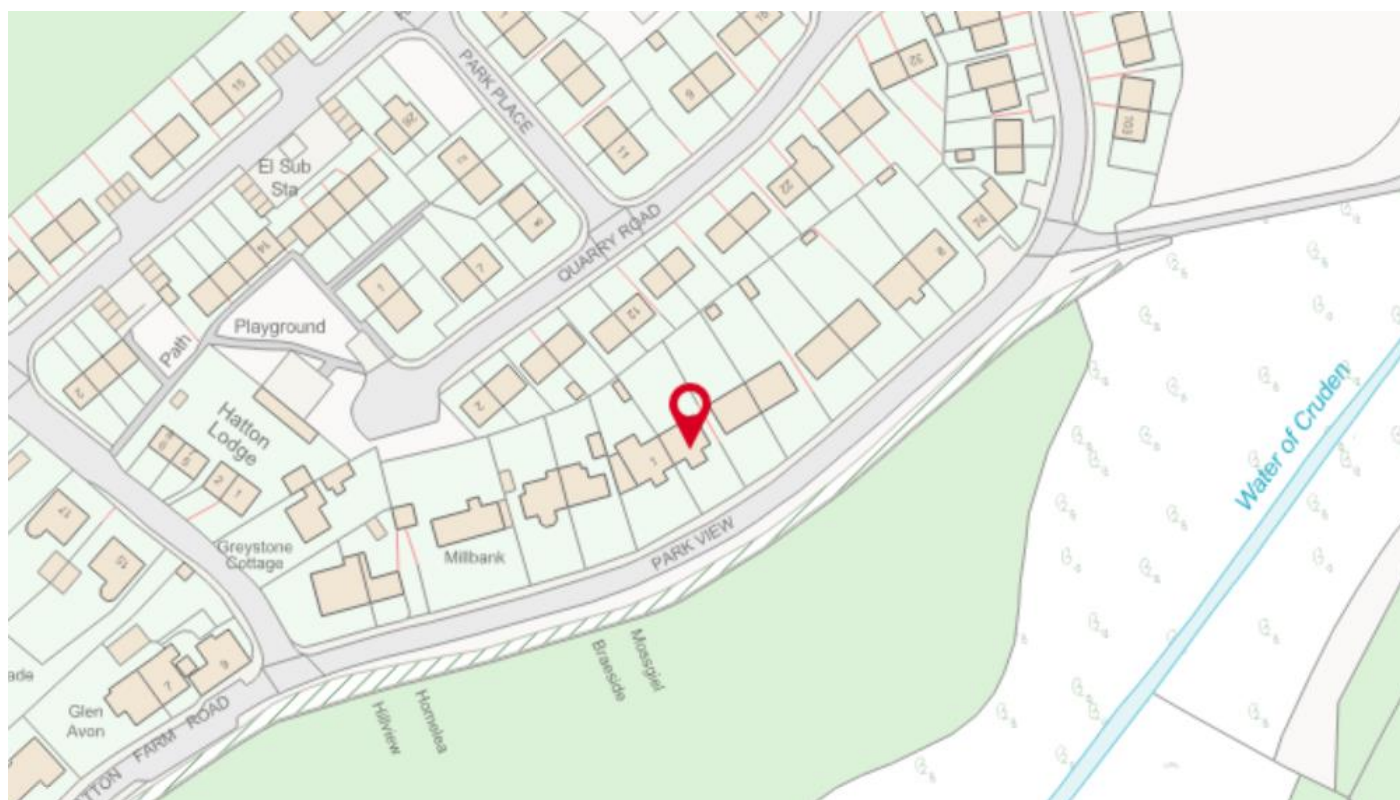
## Location



Hatton is a quiet village set in picturesque countryside between Ellon and Peterhead, just 23 miles from Aberdeen City. A regular bus service connects Peterhead and Aberdeen, passing conveniently through both Hatton and Ellon.

The village offers a range of amenities including a shop, post office, pub, bakery, doctor's surgery, playpark, village hall, and a primary school. Secondary education, along with additional shopping and services, is available in nearby Ellon. Further facilities such as more shops, bars, restaurants, and healthcare services can be accessed just 9 miles away in Peterhead. For leisure activities Peterhead has a swimming pool, a gym, golf, museums, sports hall, a library, a cinema, and a theatre.

The surrounding countryside offers opportunities for outdoor enthusiasts, with hiking trails, green spaces, walks alongside the coast, and an abundance of exploring opportunities with country parks, gardens, beaches, and several castles all surrounding Hatton.



## Further Information

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