



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

16 Barley Road, Mintlaw, AB42 5FT

**4 bedroom detached house
Fixed price £245,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

Detached 4 bedroom house with dining room, 3 x WC/Bathroom, and a single garage and driveway

Condition of Property

Excellent condition

Asking Price

Fixed price £245,000

Open Market Valuation

£275,000

Estate Agent

Aberdein Considine, Peterhead
[16 Barley Road, Mintlaw, AB42 5FT](#)

Heating Type

Gas

Energy Performance Rating

Band B

Council Tax Band

Band F

Garden

Medium front and back garden

Included in Sale

Integrated appliances and flooring

Additional Information

Solar panels

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



Dining Room



Kitchen



Back Garden



Bedroom 1



Bedroom 2



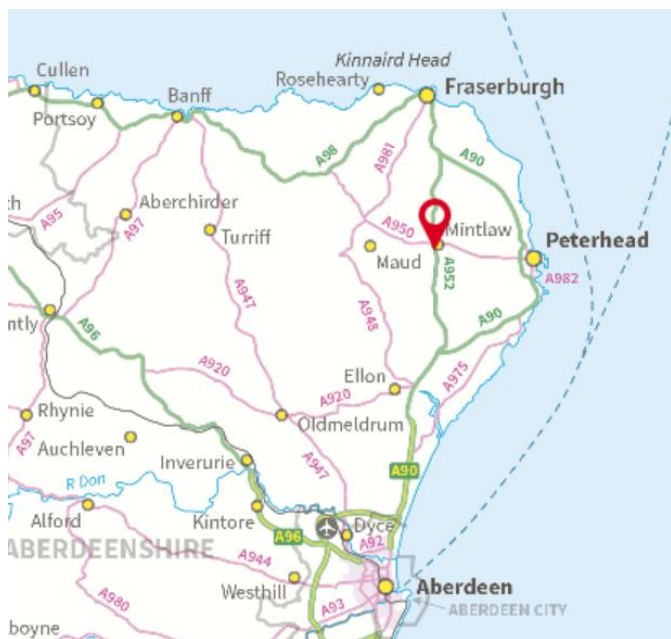
Bedroom 3



Bedroom 4



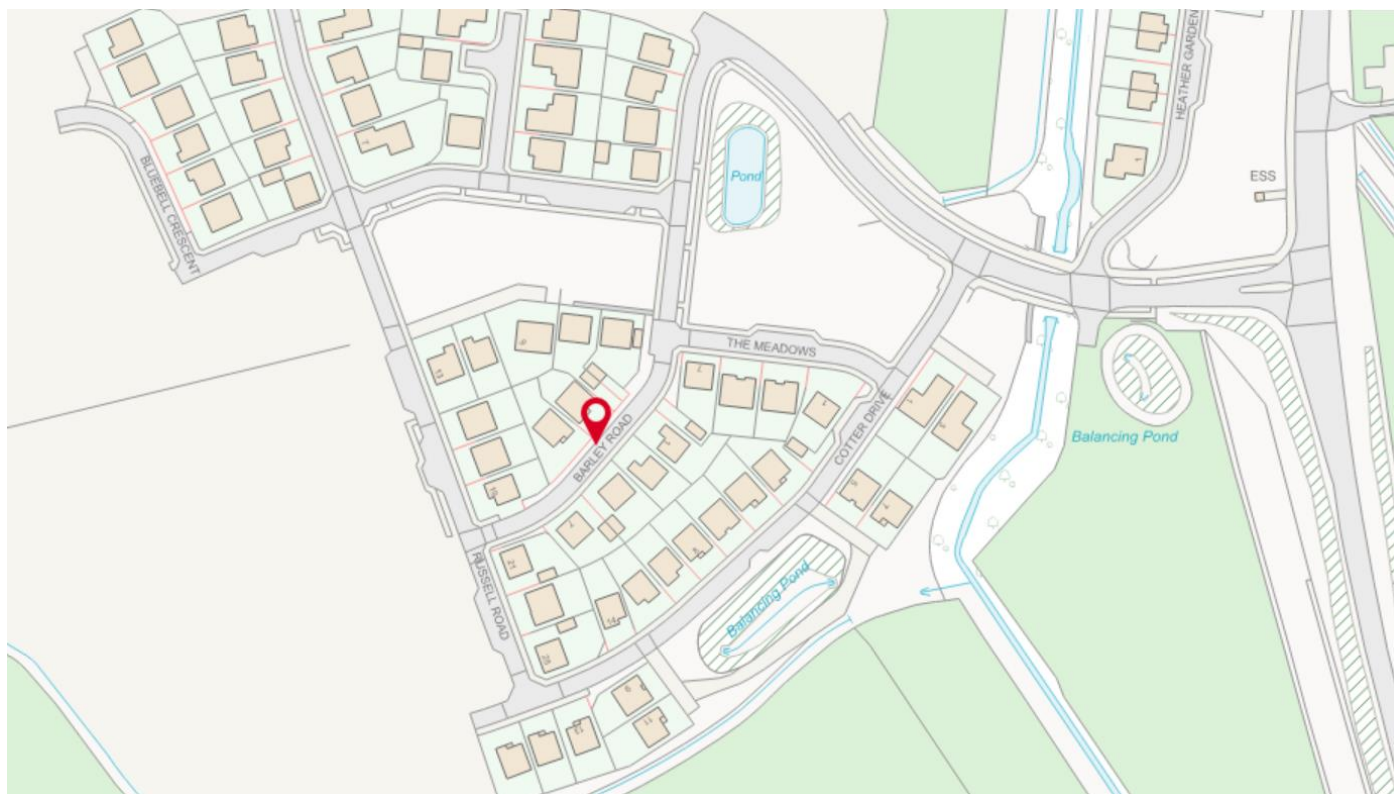
Location



Mintlaw is a well-connected village with rich farming heritage, located between Fraserburgh, Peterhead, and Aberdeen. It is easily accessible with good road links serviced by regular buses in all directions.

The growing village is well equipped with a range of shops and eateries, a post office, petrol station, garden centre, village hall, healthcare services, and a community hub with soft play, a library, café, and gym. Nursery, primary and secondary education are all provided.

The area is rich in heritage, with nearby stone circles, castles, and country parks to explore. Aden Country Park, a 230-acre green space on the edge of Mintlaw, offers scenic walks with historical assets, a café, playpark, museum, family-friendly activities and events. Just 10 miles away, the coast offers picturesque villages and beaches, while nature reserves, lochs, forests, trails including The Formartine & Buchan Way, and golf courses ensure no shortage of outdoor activities.



Further Information

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