

From mountain to sea

# Low Cost Shared Equity FOR SALE

22 Canmore Road, Braemar, AB35 5XG

3 bed semi-detached house  
£194,940



## Low Cost Shared Equity - Property Schedule

### Description

3 bed semi-detached house

### Price

£194,940

### Floor Space

93 m<sup>2</sup>

### Income Threshold

£61,000 or less.

### Included in Sale

Nothing included

### Factoring Charge

Ground maintenance charge of approximately £120 per annum.

### Parking Arrangements

Parking on private drive

### Council Tax Band

Band E

### Garden

Private garden

### Year Built

2016

### Heating Type

Air source heat pump

### Eligibility Criteria

See Guidance Notes for Eligibility Criteria.

### Energy Performance Rating

Band E

### Closing Date

Return applications as soon as possible. Applications will be assessed on a first come basis.

### 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 this schedule and the information is believed to be correct; it does not warrant or constitute any offer or contract.

**\*Factoring fees may be subject to change and may require an initial deposit. Please discuss with your solicitor if nominated.**

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**Living & Dining Area**



**Kitchen**



**Downstairs Toilet**



**Entrance Hallway**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Upper Landing**



**Back of House**



**Back Garden**



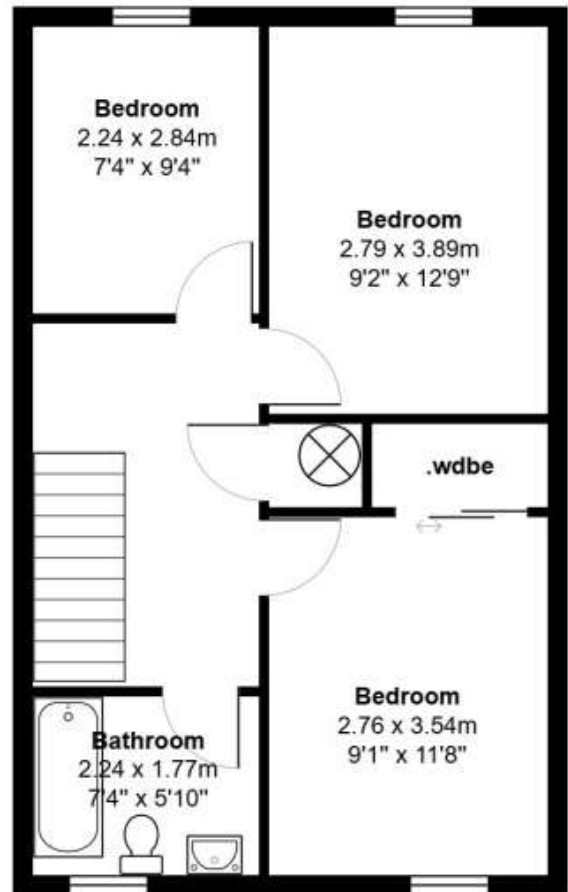
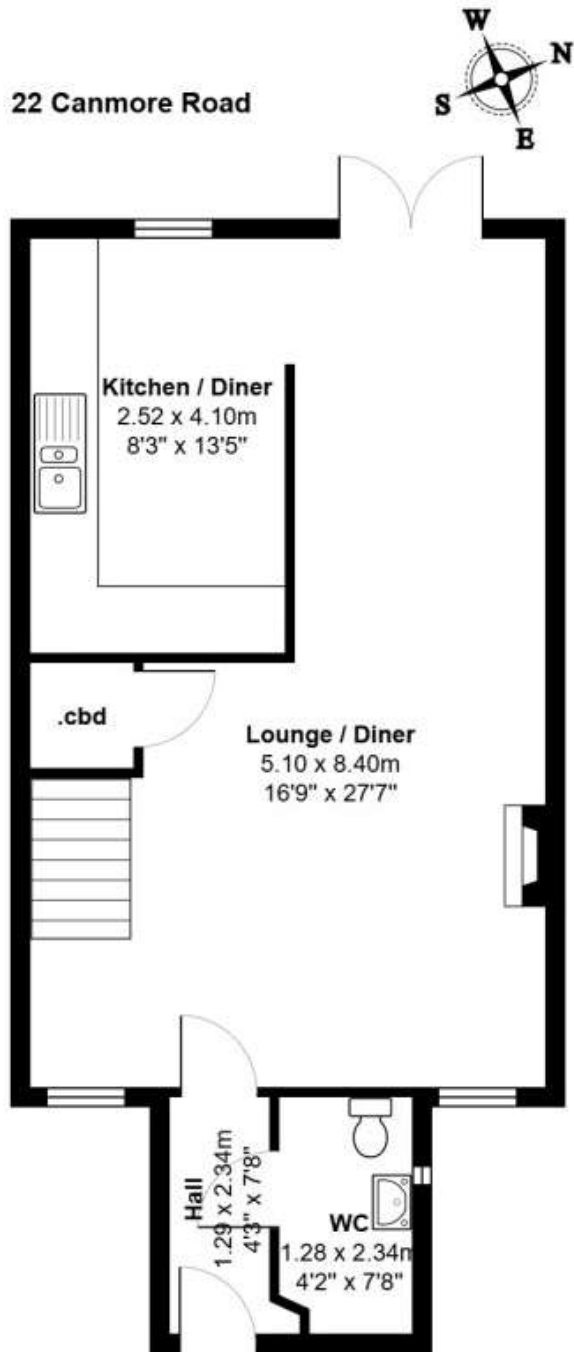
**Arial View**



**View of Surrounding Area**



# Floor Plan for illustration purposes only



## Location



Braemar is situated in Royal Deeside lying within the Cairngorms National Park. There is a good primary school, health centre and chemist in the village with secondary education in Aboyne. There are a variety of shops, eating places and facilities in the village. There are many excellent opportunities for outdoor activities. The village has an 18 hole golf course and the Glenshee ski resort is within easy reach of the village.



## Further Information

**For further information please contact:**  
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