

From mountain to sea

# Low Cost Shared Equity Property FOR SALE

**45 Cottonhillock, Methlick AB41 7EG**

**2 bed semi-detached house**

**£96,000**



## Low Cost Shared Equity Property Schedule

Description	Price
2 bed semi-detached house	£96,000
Floor Space	Income Threshold
79m <sup>2</sup>	£36,000
Included in Sale	Factoring Charge
All floor coverings. White goods maybe available through negotiation with current owner.	*Every 3 to 4 months. Shared communal grass cutting. Approx. £10 per month
Parking Arrangements	Council Tax Band
Driveway with space for 3 cars	Band C
Garden	Year Built
Private garden	2012
Heating Type	Eligibility Criteria
Biomass heating	See Guidance notes for Eligibility Criteria
Energy Performance Rating	Closing Date
Not known	Return applications as soon as possible. Applications will be assessed on a first come basis.

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.

Living Room



Garden



Kitchen



Dining Area



Bedroom 1



Bedroom 2



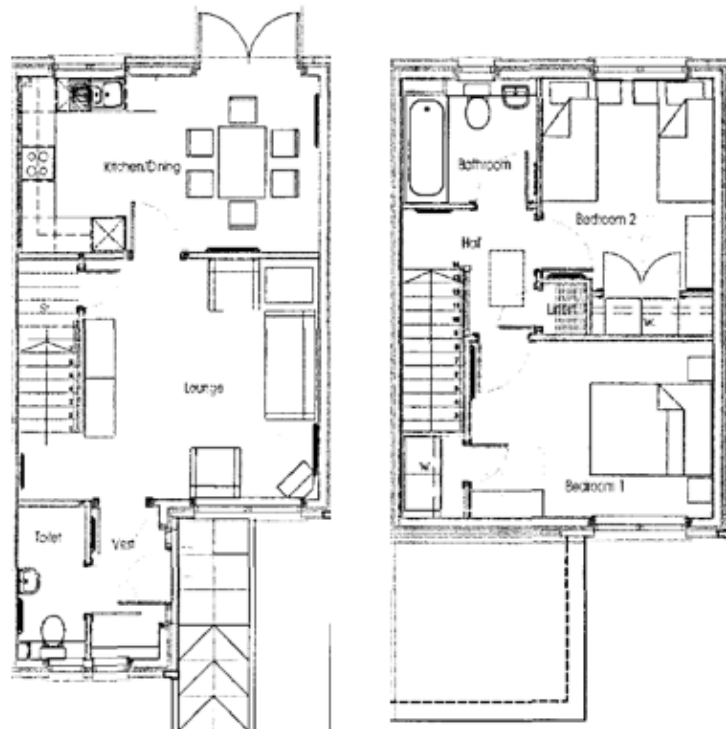
## Downstairs Toilet



## Bathroom



## Floor Plan



## Location



Methlick is a small village nestling on the banks of the River Ythan which lies approximately 9 miles west of Ellon and is within easy commuting distance of Aberdeen (approximately 22 miles).

Methlick benefits from amenities including a convenience store with Post Office facilities, petrol station with car servicing and a hotel. There is a reputable primary school with secondary education at Ellon/Meldrum Academy. There is also a thriving Church, a cricket club with its own pitch, an angling association, both bowling and curling clubs and the popular Heritage Society within the village.



## Further Information

For further information please contact:

Development Officer - 01467 539457

[LCHO@aberdeenshire.gov.uk](mailto:LCHO@aberdeenshire.gov.uk)