



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

20 Wellington Drive, Marywell, AB12 4LE

3 bed semi-detached house  
£180,000



# Empty Property Matchmaker Scheme - Property Schedule

## Description

3 bedroom semi-detached house with private driveway for two cars

## Condition of Property

Good condition

## Asking Price

£180,000

## Open Market Valuation

£180,000

## Low Cost Shared Equity Option

This property may be available as Low Cost Shared Equity. Eligible applicants subject to assessment and nomination by Aberdeenshire Council can purchase a 61.7% equity share of the property for £111,060. For further information see [Affordable housing for sale - Aberdeenshire Council](#)

## Estate Agent

Open House Estate Agents, AB12 4PH  
[Wellington Drive, Aberdeen, AB12 - Open House Aberdeen - Estate Agents](#)

## Heating Type

Gas

## Energy Performance Rating

Band C

## Council Tax Band

Band D

## Garden

Private back garden.

## Included in Sale

None

## Additional Information

There is a £17 monthly factoring charge for ground maintenance. Property is in a conservation area.

## Interested?

If you are interested in this property please fill out the Interested Buyer Registration form on [Buying through Matchmaker Scheme - Aberdeenshire Council](#) 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**



**Kitchen**



**Alternative View of Kitchen**



**Bedroom 1**



**Alternative View of Bedroom 1**



Bedroom 2



Alternative View of Bedroom 2



Bedroom 3



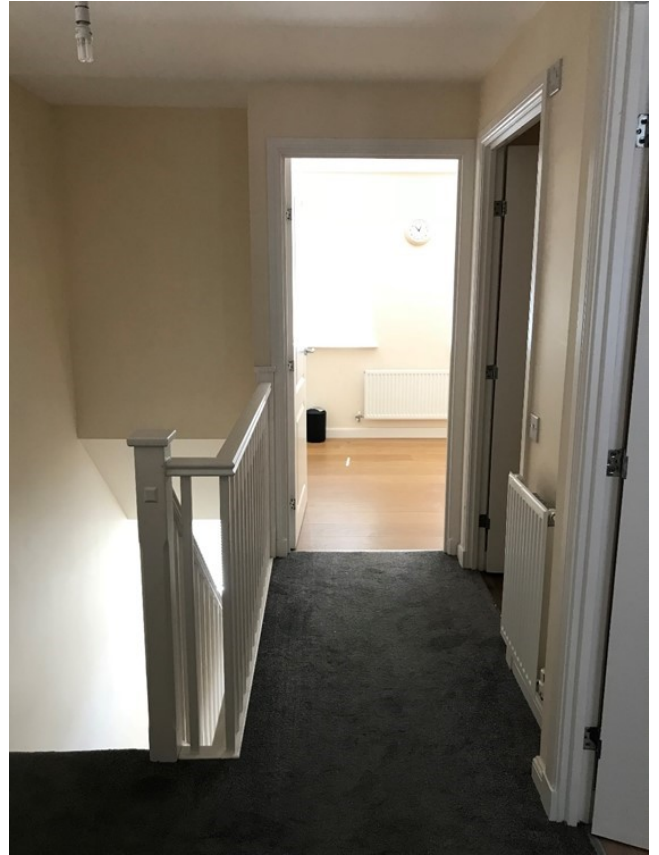
Alternative View of Bedroom 3



**Stairs**



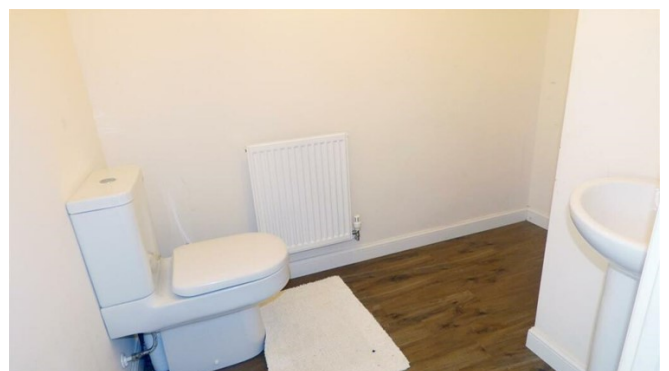
**Upstairs Hallway**



**Bathroom**



**Downstairs WC**



Back Garden



Alternative View of Back Garden



Alternative View of Back Garden



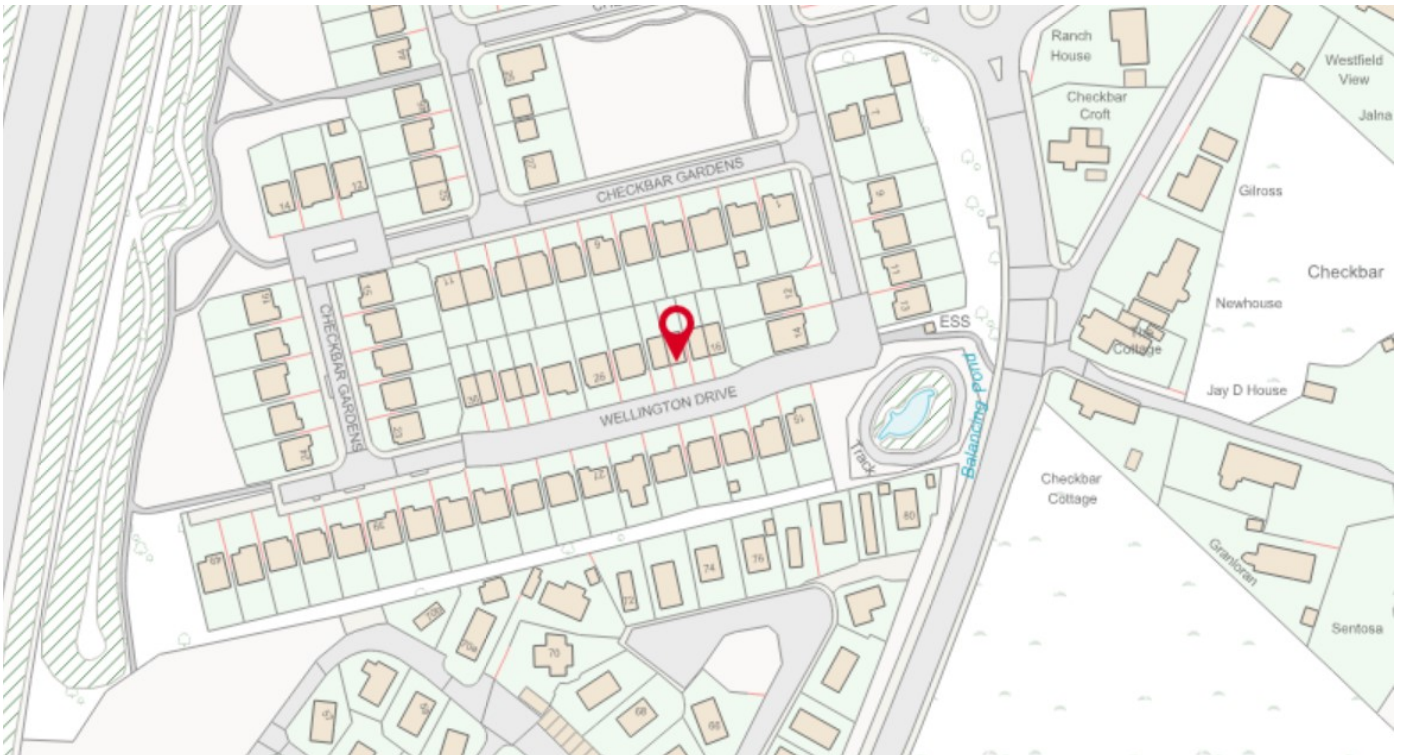
## Location



Marywell is situated in a quiet area of Aberdeenshire only 6 miles from Aberdeen and is well-connected by road, making commuting straightforward for those working in Aberdeen or other nearby towns.

The easily accessible amenities in the nearby town of Portlethen and the city of Aberdeen, makes Marywell a desirable location for families and anyone looking to escape the hustle and bustle of city life while still enjoying the convenience of shops, eateries, leisure facilities, healthcare, and schooling.

A wealth of recreational activities is easily accessible in Aberdeen City such as shopping, cinema, theatre, museums, gardens, historic landmarks, an amusement park, and walking trails. The countryside surrounding Aberdeen has an abundance of outdoor activities and beauty spots making Marywell an ideal spot for nature lovers and outdoor enthusiasts.



## Further Information

For further information please contact:  
**Development Officer – 01467 533027**  
[emptyhomes@aberdeenshire.gov.uk](mailto:emptyhomes@aberdeenshire.gov.uk)