

From mountain to sea

# Low Cost Shared Equity FOR SALE

9 Angus Avenue, Fetterangus, AB42 4AD

3 bed semi-detached house  
£122,275



# Low Cost Shared Equity - Property Schedule

## Description

3 bed semi-detached house

## Floor Space

81 m<sup>2</sup>

## Included in Sale

Built in wardrobes, LED mirror in the upstairs bathroom, garden shed, extractor fan, blinds, and flooring.

## Parking Arrangements

Double parking space plus a turning point which could be used for additional vehicle.

## Garden

Private garden

## Heating Type

Oil heating

## Energy Performance Rating

Band C

## Price

£122,275

## Income Threshold

£45,000 or less

## Factoring Charge

£88 for maintenance of shared area of garden, paid annually.

## Council Tax Band

Band C

## Year Built

## Eligibility Criteria

See Guidance Notes for Eligibility Criteria

## 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 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

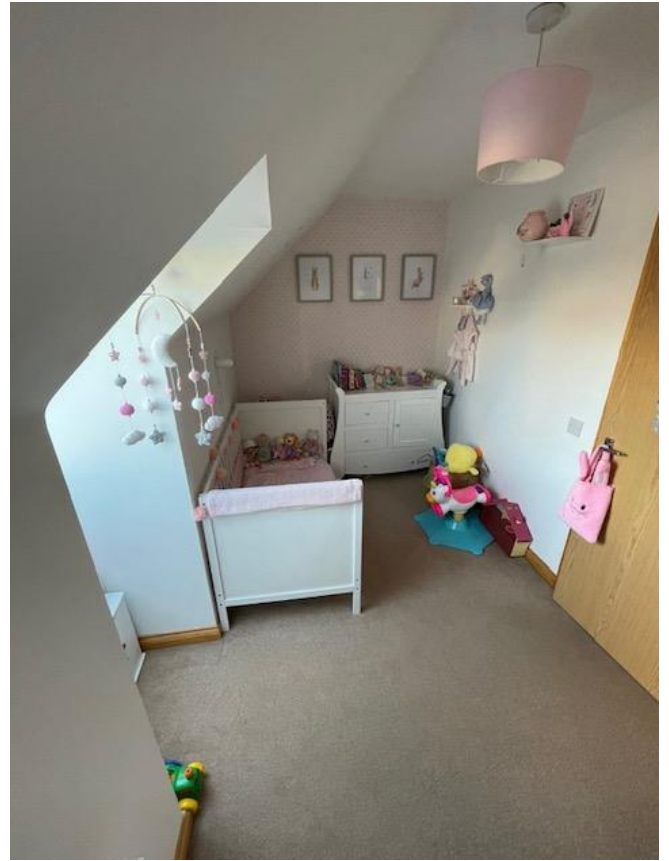




Bedroom 3



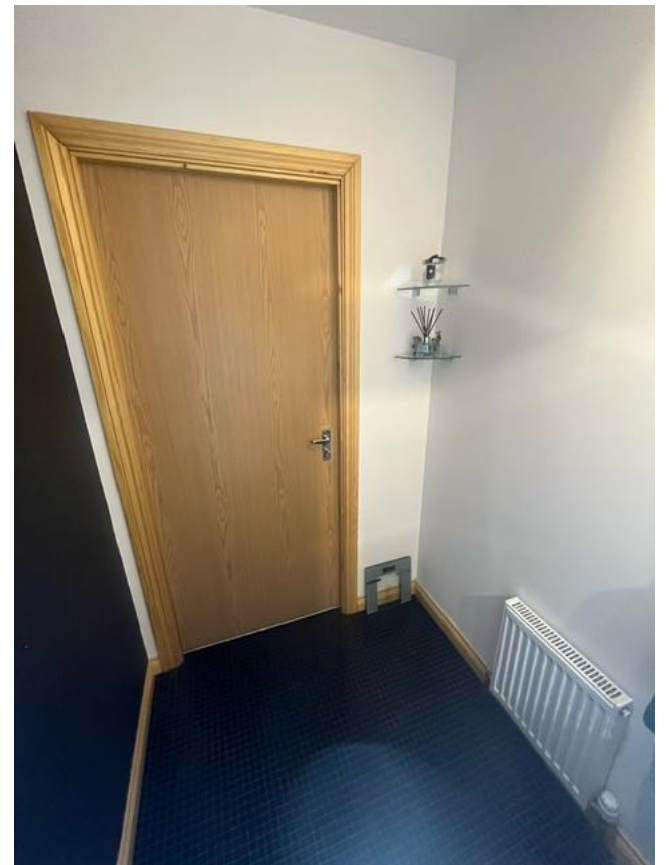
Alternative View of Bedroom 3



Downstairs WC



Alternative View of Downstairs WC



Downstairs Hallway



Alternative View of Downstairs Hallway



Stairs



Upstairs Hallway





**Bathroom**



**Alternative View of Bathroom**



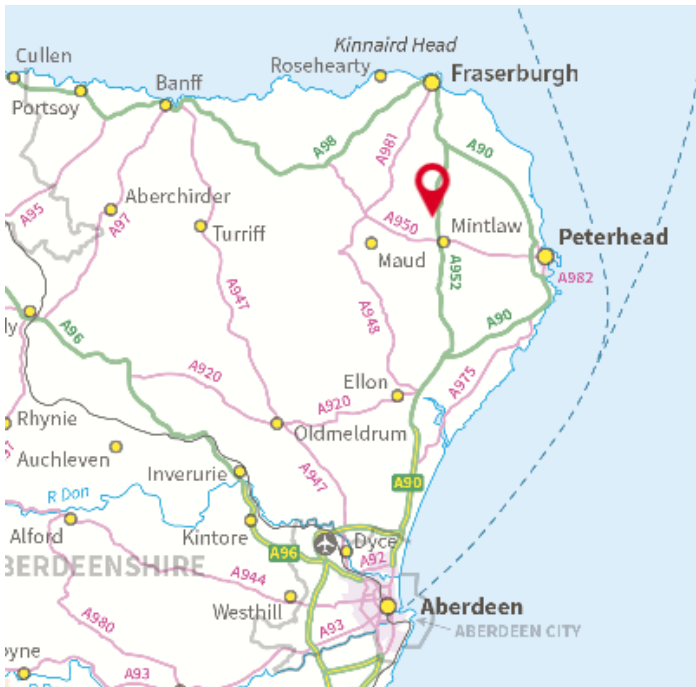
**Front of House**



**Garden**



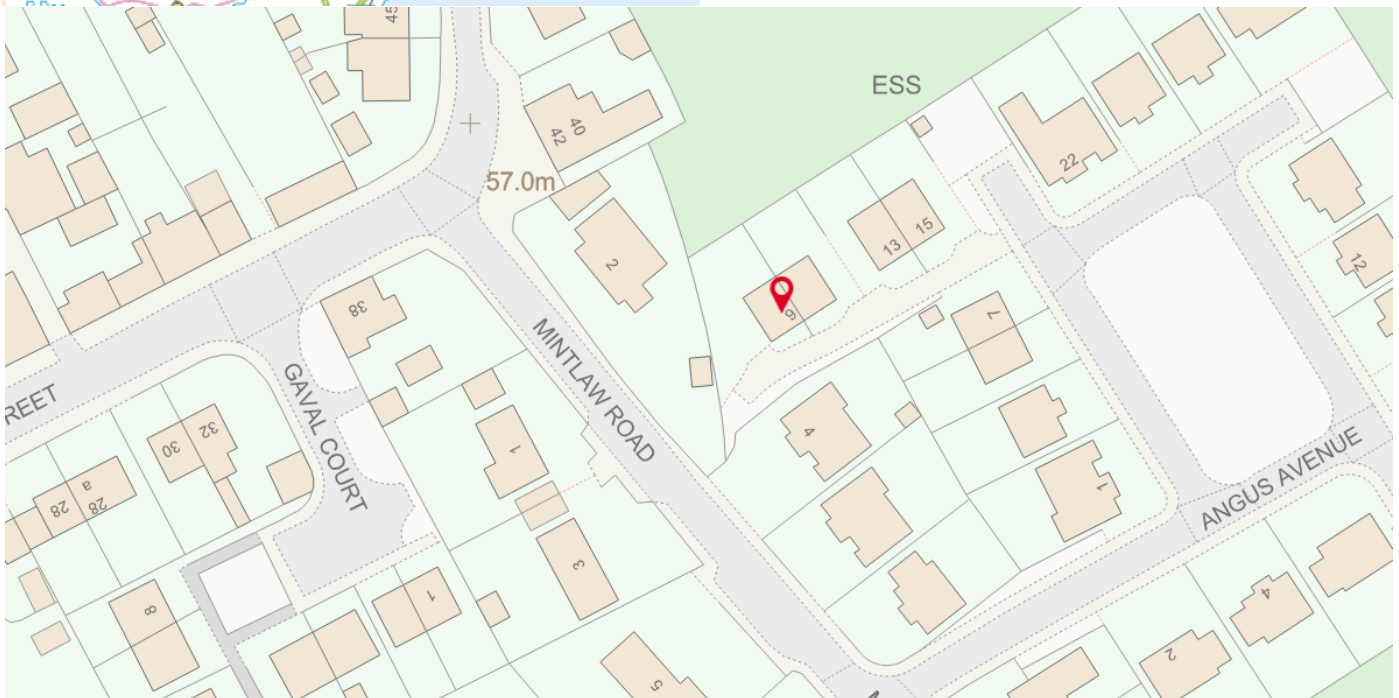
## Location



Fetterangus, known locally as “Fishie,” is a small village situated in a peaceful area of Aberdeenshire. It is within easy reach of Peterhead and Fraserburgh, and only 31 miles from Aberdeen, offering a perfect blend of rural tranquillity and accessibility.

Fetterangus is conveniently located close to the small town of Mintlaw, which provides health care services, shops, a garden centre, and Mintlaw Secondary School.

The village itself has a primary school and is surrounded by beautiful nature with plenty of walking trails nearby. Not far away is Aden Country Park, spanning 230 acres, this park is a haven for nature enthusiasts, offering wildlife spotting, events, and family activities.



## Further Information

**For further information please contact:**  
Development Officer - 01467 539 457  
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