



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**3A Queen Street, Inverurie, AB51 4TP**

**2 bedroom ground floor flat  
Offers over £115,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom ground floor flat with street parking and dedicated parking at the rear.

## Condition of Property

Good condition

## Asking Price

Offers over £115,000

## Open Market Valuation

£120,000

## Estate Agent

Aberdeen Considine [Flat A, 3 Queen Street, Inverurie, AB51 4TP](#) | [Aberdein Considine](#)

## Heating Type

Gas

## Energy Performance Rating

Band D

## Council Tax Band

Band B

## Garden

Small shared garden

## Included in Sale

Floor coverings and white goods.

## Additional Information

The garden has a small coal shed belonging to the property and a large shed shared by all properties. Additional storage under the stairs.

## 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/](http://www.aberdeenshire.gov.uk/housing/matchmaker-scheme-buyers/) 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



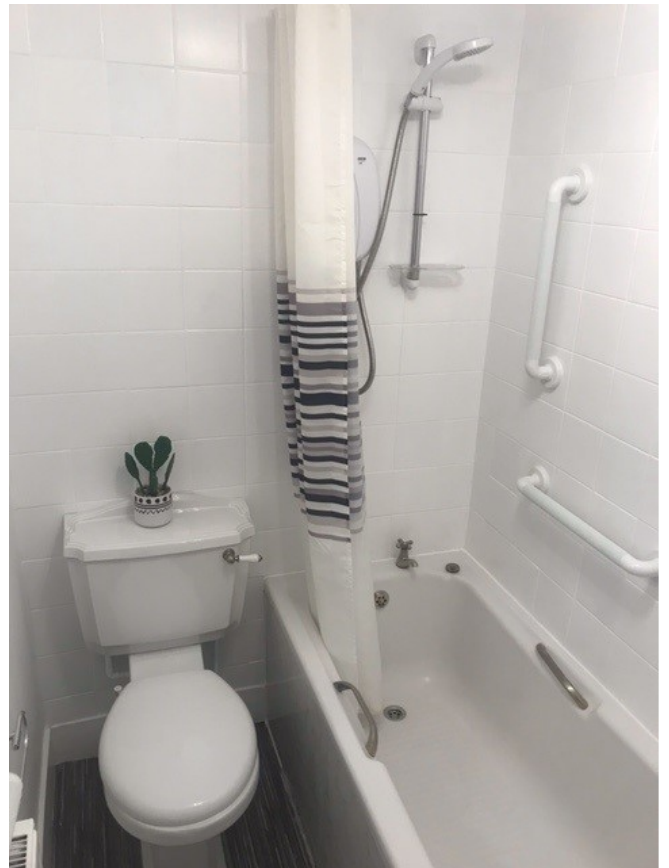
Bedroom 2



Hallway



Bathroom



Shared Garden

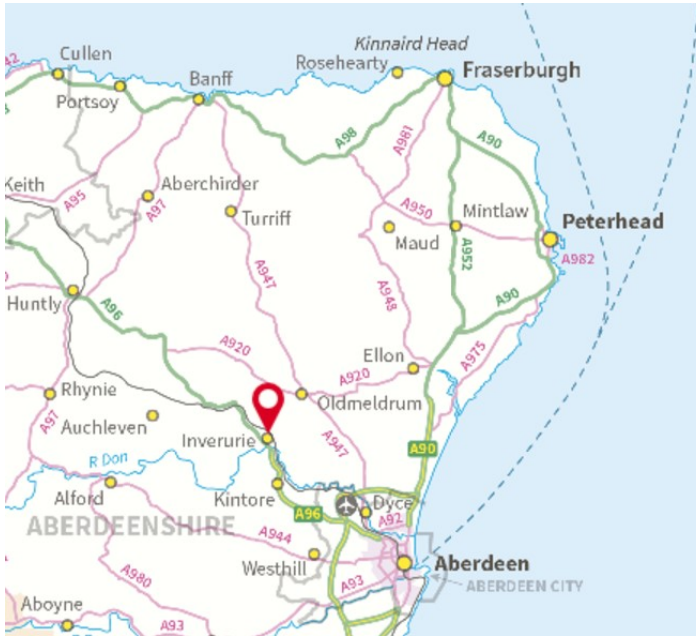


Front Door





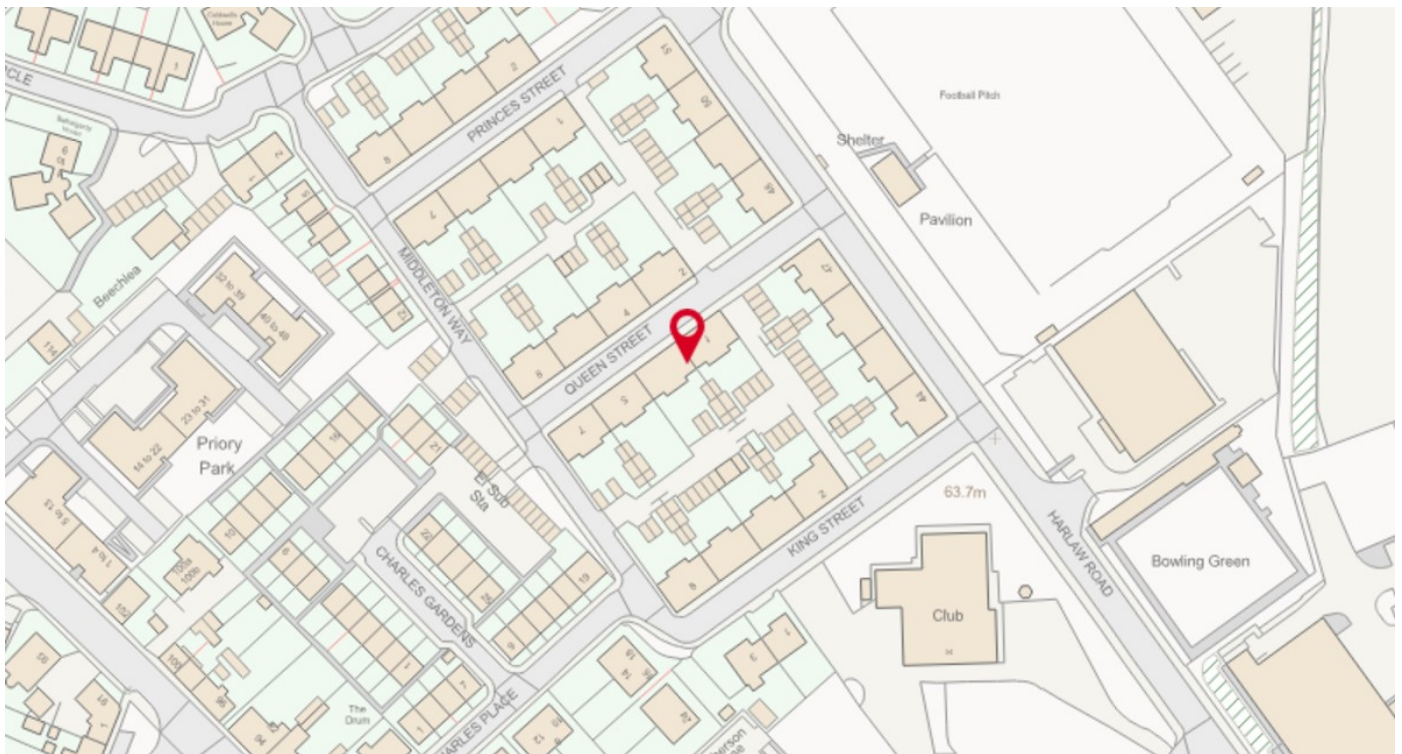
## Location



Inverurie is situated just 16 miles northwest of Aberdeen in the valley of the River Don. The town is within easy reach of Aberdeen airport, just 12 miles away. There are regular trains running into Aberdeen and into Inverness providing easy access to the two closest cities.

In the town there is access to health care services such as dentists, doctors, and pharmacies, there is a variety of shops, access to primary schools, and a secondary school. For the sport enthusiast there is a swimming pool and a sports centre.

Inverurie is an attractive town set in striking countryside and is close to one of the best-loved hills in the Grampian Highlands, Bennachie. Less than one hour drive away is the beautiful Cairngorms National Park with an abundance of outdoor pursuits from hiking to water sports.



## Further Information

For further information please contact:  
**Empty Homes Team – 01467 533027 or 01467 468640**  
[emptyhomes@aberdeenshire.gov.uk](mailto:emptyhomes@aberdeenshire.gov.uk)