



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

46 Hillcrest, Fraserburgh, AB43 9NB

**3 bedroom mid-terraced house
Offers over £95,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

3 bedroom mid-terraced house with private driveway leading to single garage with power.

Condition of Property

Property would require modernisation throughout.

Asking Price

Offers over £95,000

Open Market Valuation

£95,000

Estate Agent

Brown & McRae [46 Hillcrest, Fraserburgh - Brown & McRae \(brown-mcrae.co.uk\)](http://www.brown-mcrae.co.uk)

Heating Type

Gas

Energy Performance Rating

Band D

Council Tax Band

Band C

Garden

Small back garden and small front garden.

Included in Sale

Includes floor coverings and bedroom units.

Additional Information

Has a sunroom/dining room extension to the rear with patio doors onto the garden.

Double glazing throughout.

Three good size bedrooms, one of which has stair access to floored loft.

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/ and select "Register your Interest".

Email 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.

Front of Property



Alternative View of Front of Property



Back of Property



Living Room



Alternative View of Living Room



Kitchen



Alternative View of Kitchen



Sunroom



Alternative View of Sunroom



Bedroom 1



Loft



Bedroom 2



Bedroom 3



Shower Room



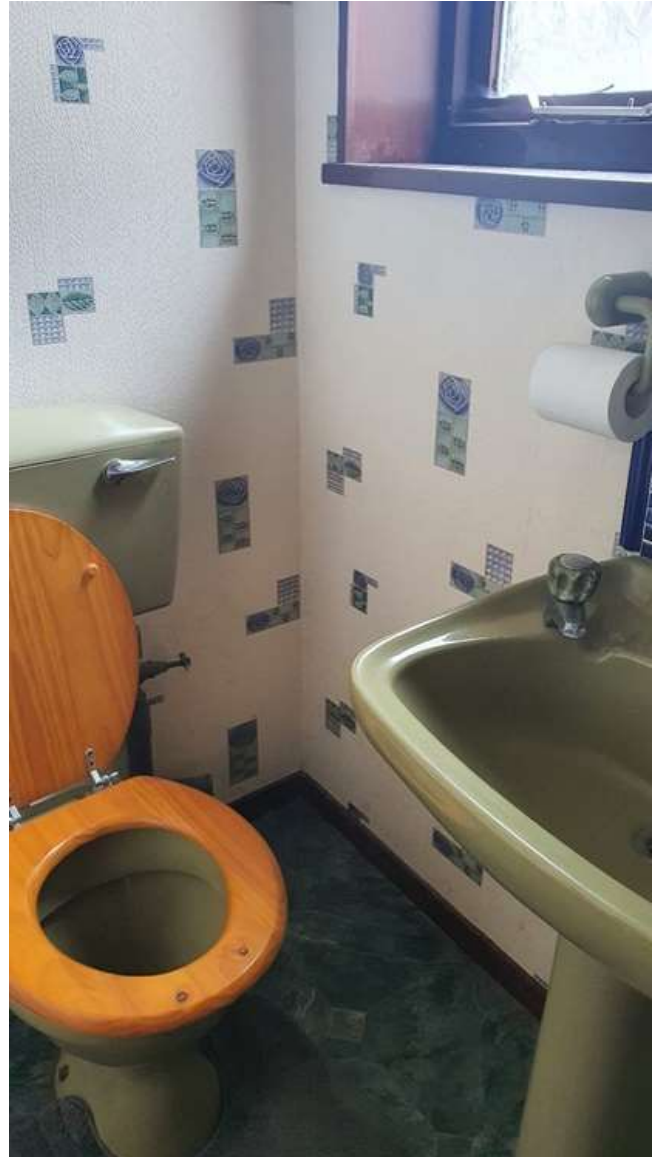
Alternative View of Shower Room



Front Porch



Downstairs WC



Back Garden



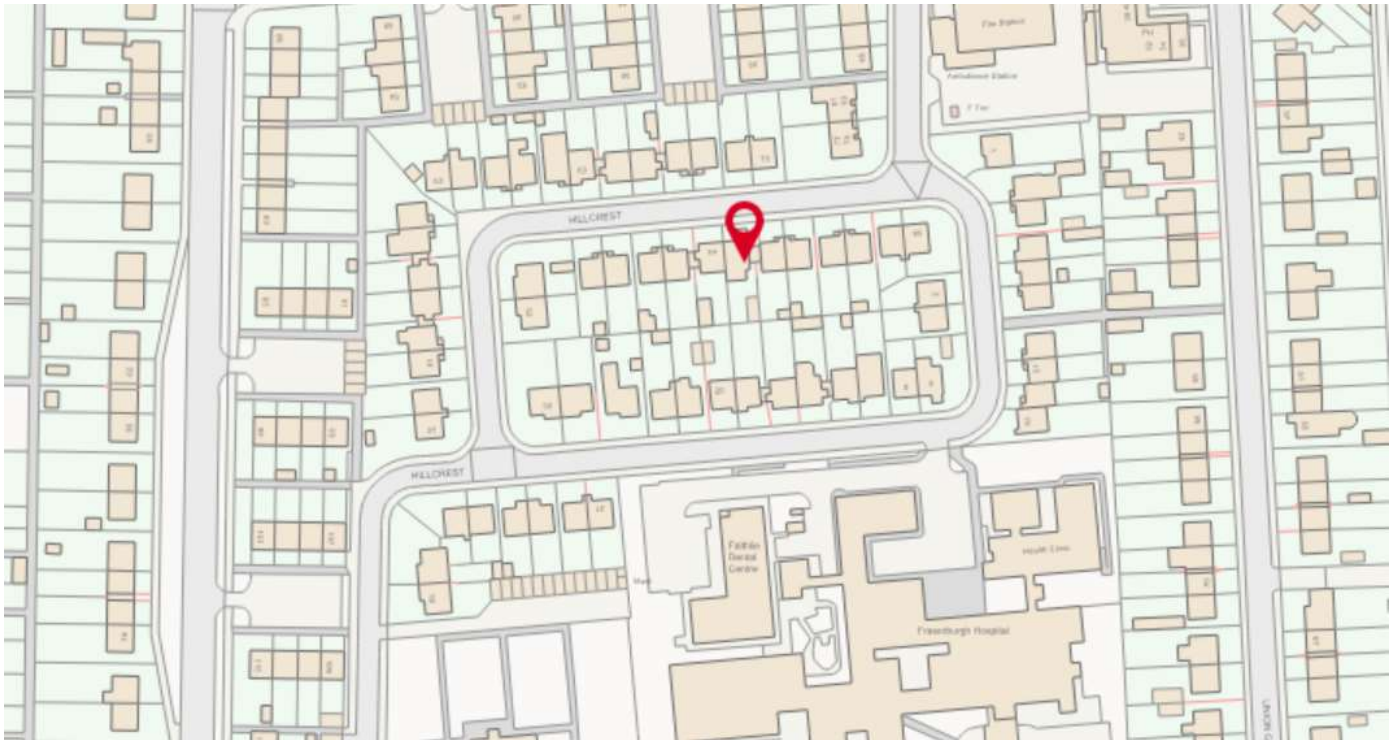
Location



Known locally as 'The Broch', the coastal town of Fraserburgh lies approximately 40 miles to the north of Aberdeen on the northeast coast of Aberdeenshire.

Fraserburgh has a range of shops, supermarkets, eateries, doctors, pharmacies, dentists, and a hospital. The town also provides several educational institutions, including primary schools, a secondary school, and a college of further education.

The award-winning beach boasts extensive golden sands stretching for miles, offering plenty of walking opportunities. Further recreational activities can be pursued at the Community and Sports Centre offering a swimming pool, sport courts, saunas, and a fitness suite. Surrounding Fraserburgh there are quaint villages, bays, harbours, and beaches dotted along the picturesque coastline. Outdoor enthusiasts can also enjoy activities such as fishing, angling, water sports, wildlife watching, and golf.



Further Information

For further information please contact:
Development Officer – 01467 533027
emptyhomes@aberdeenshire.gov.uk