



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

**35 Queen Victoria Park, Inchmarlo Retirement Village,
Banchory, AB31 4AL**

**2-bedroom first floor flat
Offers over £75,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

2 bedroom first floor flat within a retirement village with modern stairlift in stairwell.

Condition of Property

Décor needs updating

Asking Price

Offers over £75,000

Open Market Valuation

£80,000

Estate Agent

Aberdein Considine, 8 Dee Street, Banchory
[35 Queen Victoria Park, Inchmarlo, Banchory, Aberdeenshire, AB31 4AL | Aberdein Considine \(acandco.com\)](#)

Heating Type

Gas

Energy Performance Rating

Band C

Council Tax Band

Band E

Garden

Shared well maintained large garden

Additional Information

Spacious rooms with ample built in storage. Balcony looking out over the well maintained back garden.

Residency Conditions and Benefits

Age 55+ (exemptions based on medical grounds)

Monthly service charge covering garden maintenance, staff, and security.

This flat offers independent living with a range of optional ancillary nursing care services available if your needs change. Owners get priority access to the care home if required.

Weekly calendar of activities provided at Inchmarlo House Care Home.

Contact the agent for more details and options on all of the above.

[Retirement Homes FAQ | Aberdeen | Inchmarlo Retirement Village \(inchmarlo-retirement.co.uk\)](#)

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.

Living Room



Alternative View of Living Room



Kitchen



Bathroom



Bedroom 1



Alternative View of Bedroom 1



Bedroom 2



Alternative View of Bedroom 2



Back Garden



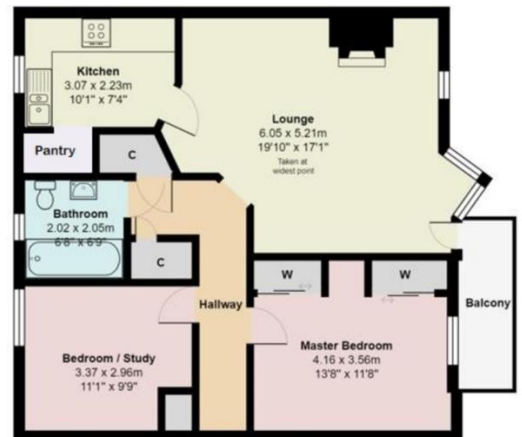
Alternative View of Back Garden



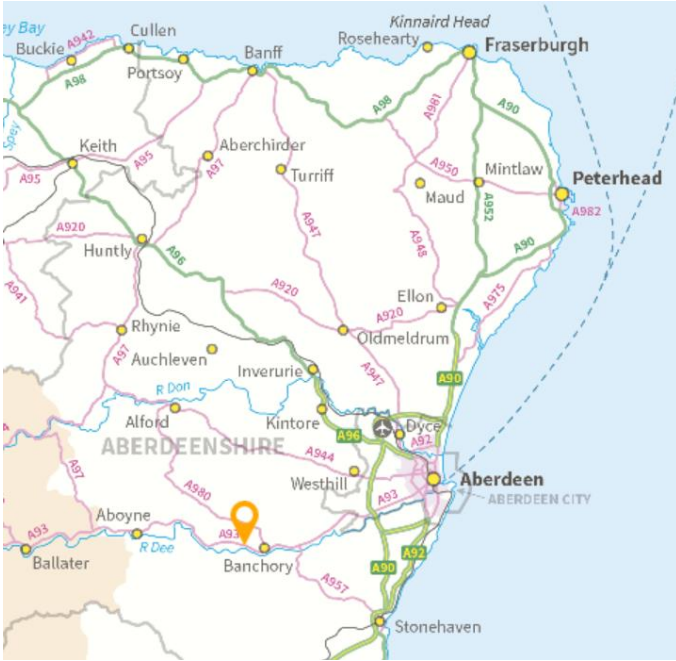
Alternative View of Back Garden



Floorplan



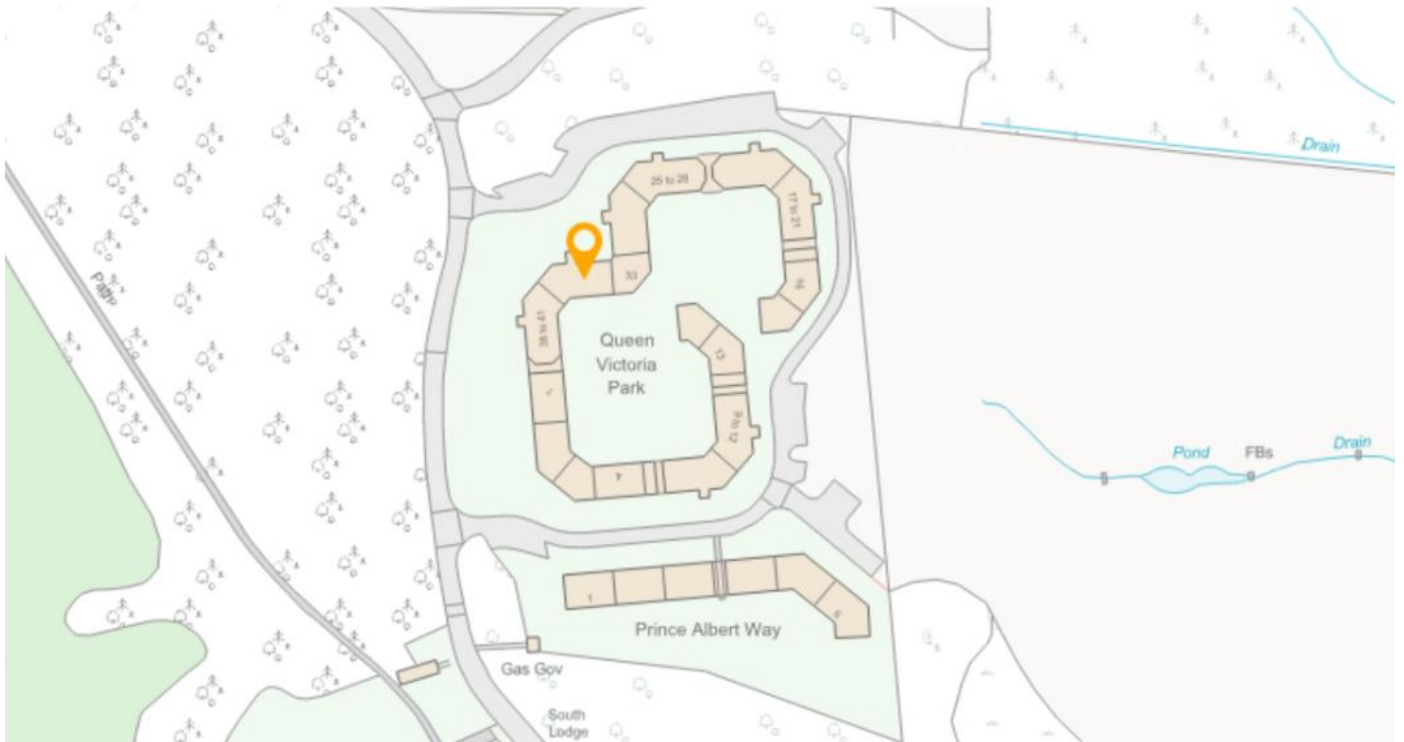
Location



Situated in the spectacular Royal Deeside near the River Dee, Inchmarlo Retirement Village is set in a scenic and peaceful area near Banchory. The bus to Banchory and Aberdeen stops at the main entrance to Inchmarlo allowing easy commuting.

Banchory is only two miles away and offers eateries, hair salons, shops, a post office, library, and hosts regular craft markets and events.

Inchmarlo has five unique gardens all with seating areas to rest and relax on the 100-acre estate as well as some woods which are home for red squirrels, deer, and birds. Inchmarlo golf course and driving range is next door, and an 18 hole golf course is in Banchory. Surrounding the area there is access to more recreational activities such as fishing, tennis, bowling, cricket, and there isn't a shortage of whisky distilleries to visit.



Further Information

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