



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

9 West Park, St Combs, AB43 8YS

**3 bedroom semi-detached house
£99,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

3 bedroom semi-detached house

Condition of Property

Good condition

Asking Price

£99,000

Open Market Valuation (if applicable)

£110,000

Estate Agent (if advertised)

Aberdein Considine
[9 West Park, St. Combs, Fraserburgh, Aberdeenshire, AB43 8YS | Aberdein Considine \(acandco.com\)](#)

Heating Type

Gas

Energy Performance Rating

Not known

Council Tax Band

Band B

Garden

Medium front garden and medium back garden

Included in Sale

Floor and window coverings. White goods

Additional Information

Recently decorated and garden well maintained. Boiler serviced.

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



Alternative View of Living Room



Kitchen



Alternative View of Kitchen



Alternative View of Kitchen



Bedroom 1



Bedroom 2



Alternative View of Bedroom 2



Bedroom 3



Shower Room



Alternative View of Shower Room



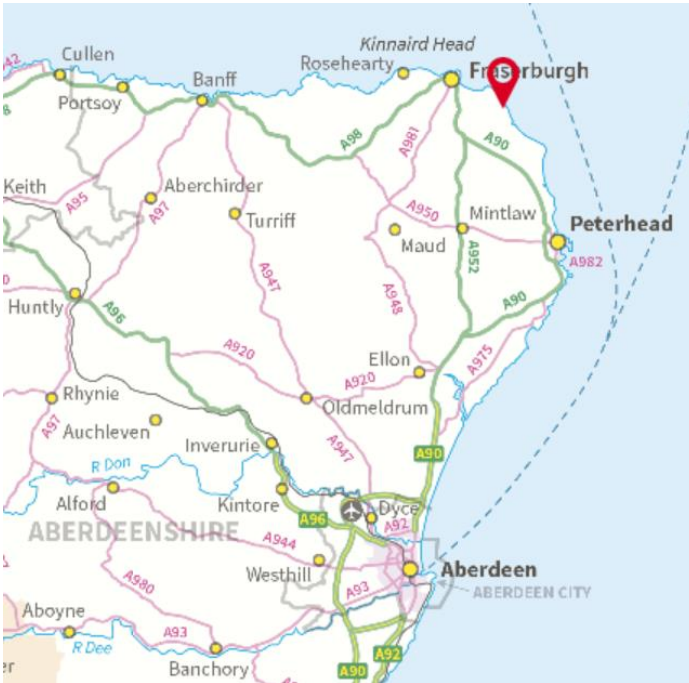
Stairs



Front Garden



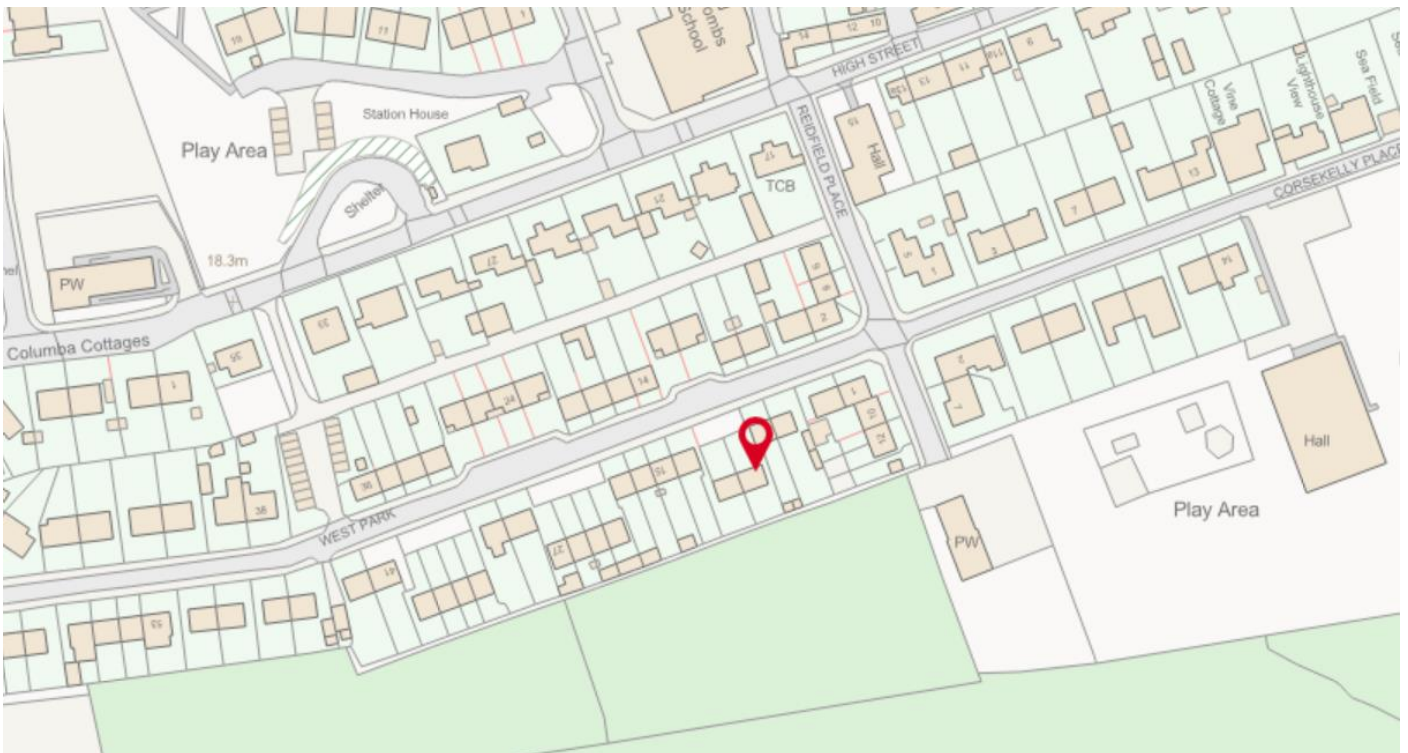
Location



St Combs is a traditional fishing village with a sandy beach and grassy dunes, located 4 miles from Fraserburgh. There is a regular bus service to Fraserburgh which is well serviced by buses to other areas including Peterhead and Aberdeen.

St Combs has a bar and a post office, and it provides a primary school, whilst secondary school provision is provided in Fraserburgh. Conveniently close, Fraserburgh has a range of shops, doctors, pharmacies, dentists, a hospital, and a college of further education.

The village is surrounded by more quaint villages and beaches dotted along the picturesque coastline. Not far from St Combs outdoor enthusiasts can enjoy activities such as fishing, walking, wildlife spotting at the RSPB Loch of Strathbeg Nature Reserve, and golfing at Inverallochy's 18 hole course.



Further Information

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