



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

50 Raeburn Place, Ellon, AB41 9FS

**3 bedroom semi-detached house
Offers over £158,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

3 bed semi-detached house with own drive for two cars.

Condition of Property

Good condition.

Asking Price

Offers over £158,000.

Open Market Valuation

£170,000

Estate Agent

RE/MAX [Semi-detached house for sale in Raeburn Place, Ellon, AB41 \(ref: 9c08b70e-dd67-447b-9402-0b24d289aaea | RE/MAX City & Shire \(remax-scotland.net\)](#)

Heating Type

Electric

Energy Performance Rating

Band E

Council Tax Band

Band C

Garden

Large easy to maintain back garden with areas of slabs, chuckie's and bark.

Small front garden with chuckies.

Included in Sale

Floor coverings, curtains, washing machine, integrated fridge, freezer, and cooker.

Additional Information

UPVC soffits fitted approximately 5 years ago. Property may require general decoration.

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



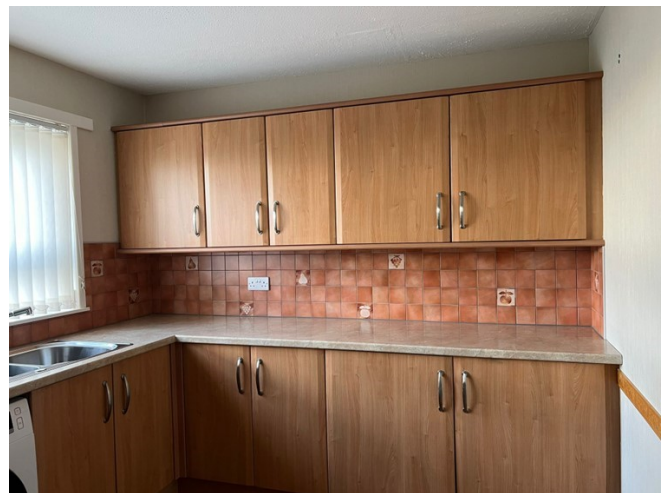
Alternative View of Living Room



Kitchen



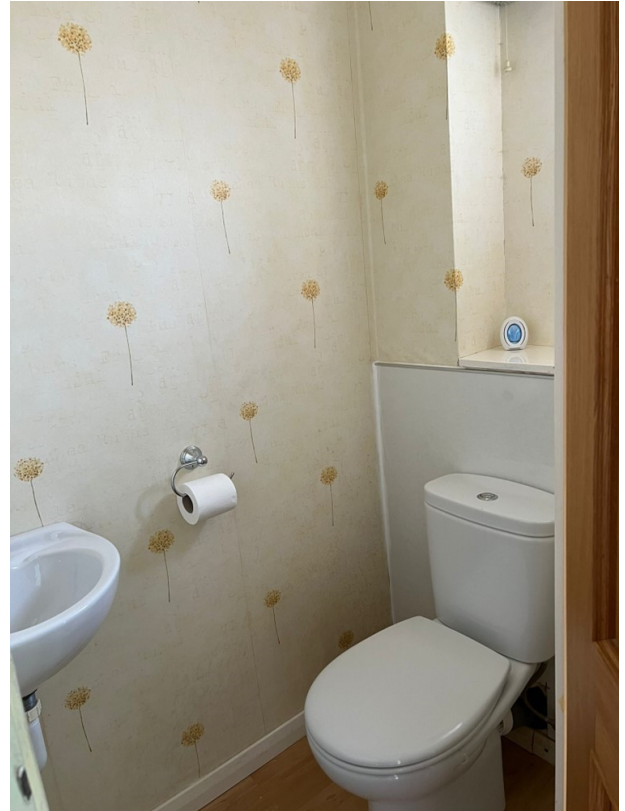
Alternative View of Kitchen



Ground Floor Hallway



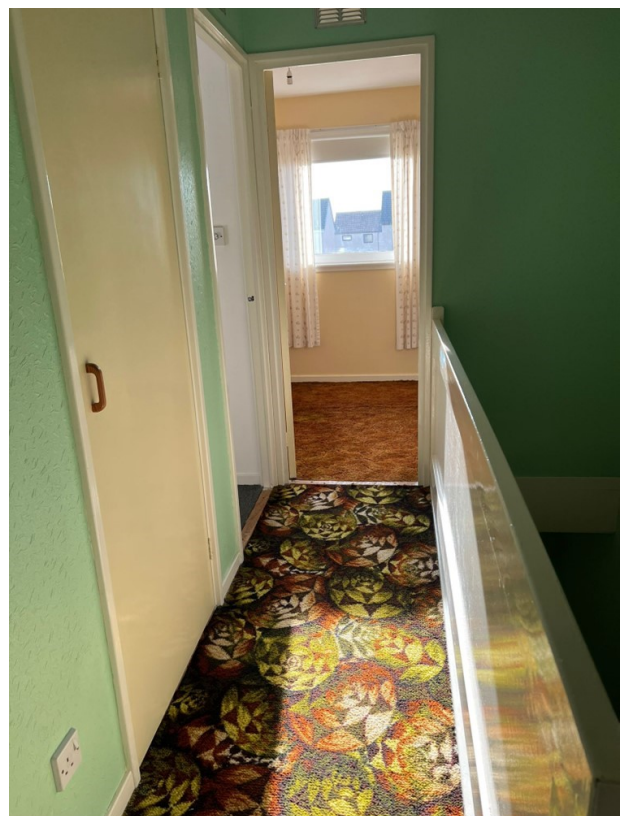
Downstairs Toilet



Staircase



Upstairs Hallway



Bedroom 1



Bedroom 2



Alternative View of Bedroom 2



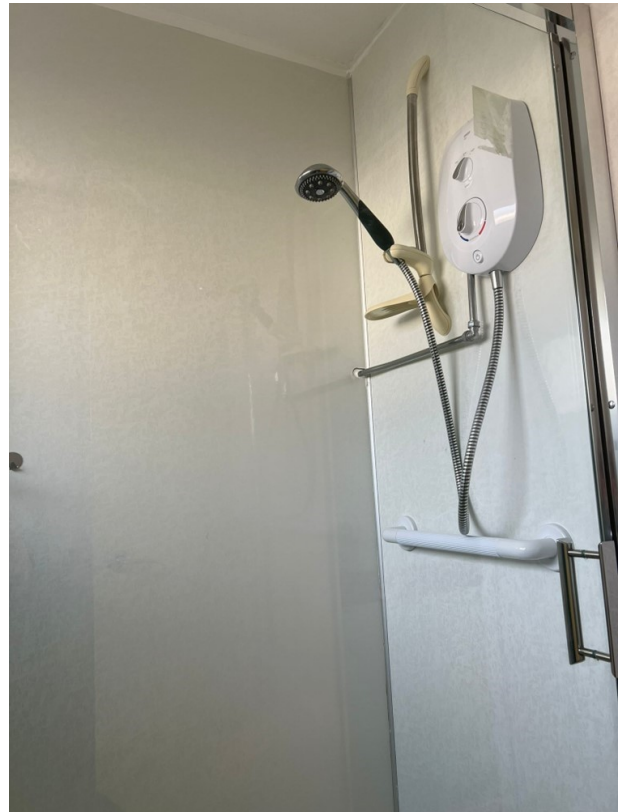
Bedroom 3



Shower Room



Shower in Shower Room



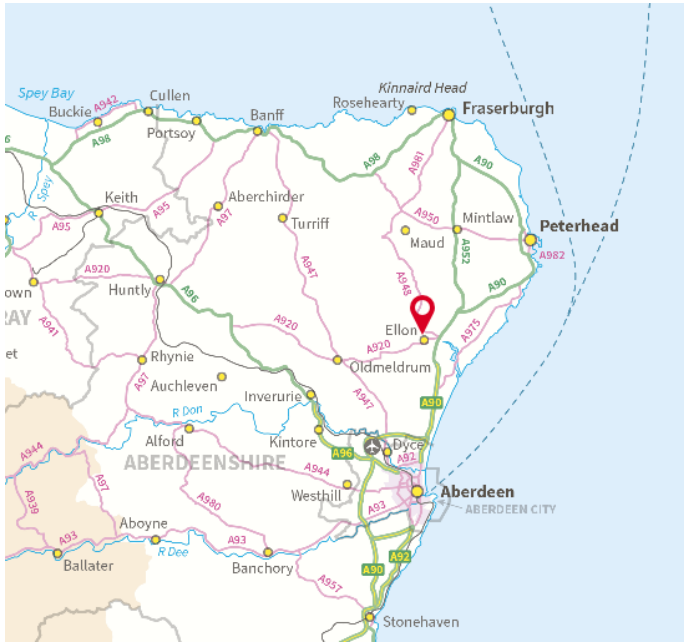
Back Garden



Alternative View of Back Garden



Location



Ellon is a small town rich in heritage. It is a quiet peaceful town surrounded by countryside with the River Ythan running through. Aberdeen is only 16 miles South and Peterhead only 18 miles North. Ellon is close to the AWPR, is served by regular buses, and is only 16 miles from Dyce Airport.

The town is well equipped with amenities such as shops, health care services, eateries, a post office, a library, and a community centre with a swimming pool. There is primary school provision and secondary education is provided by Ellon Academy.

Ellon has a variety of recreational activities from walks alongside the River Ythan and golfing 18 holes. There is an abundance of exploring opportunities with Haddo Country Park, Pitmedden Gardens, Balmedie Beach, Forvie National Nature Reserve, and several castles all surrounding Ellon.



Further Information

For further information please contact:
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emptyhomes@aberdeenshire.gov.uk