



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**4 Buchan Braes Apartment, Boddam, AB42 3PW**

**2 bedroom ground floor flat  
£77,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom ground floor flat with private parking space

## Condition of Property

Good condition

## Asking Price

£77,000

## Open Market Valuation

£82,000

## Low Cost Shared Equity Option

This property may be available as Low Cost Shared Equity. Eligible applicants subject to assessment and nomination by Aberdeenshire Council can purchase 84.2% equity share of the property for £69,044. For further information see [Affordable housing for sale - Aberdeenshire Council](#)

## Estate Agent

Aberdein Considine [4 Buchan Braes Apartments](#)

## Heating Type

Electric

## Energy Performance Rating

Band D

## Council Tax Band

Band B

## Garden

None

## Included in Sale

Washing machine, dishwasher, and cooker

## Additional Information

Factoring fee £58 monthly which covers cleaning of communal areas, cutting grass, and repairs on the exterior of the building and communal areas

## 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

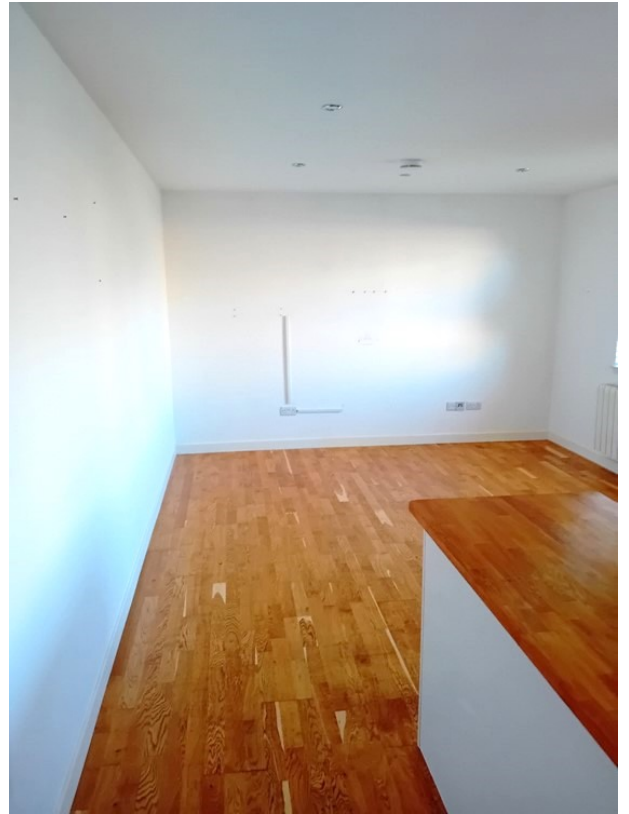
The information in this schedule regarding the specific property has been supplied by the owner and whilst every care has been taken in the preparation of the schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract.

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Living Room



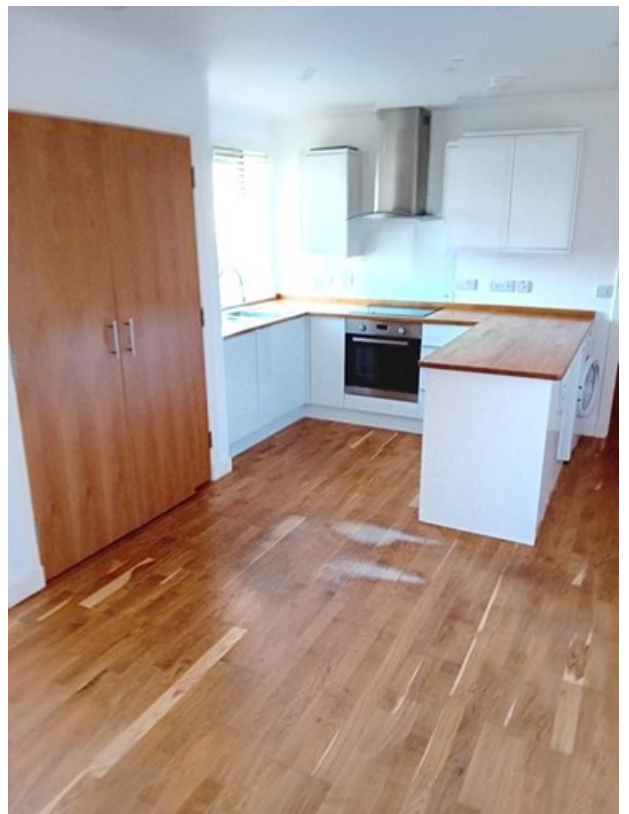
Alternative View of Living Room



Kitchen



Alternative View of Kitchen





Bedroom 1



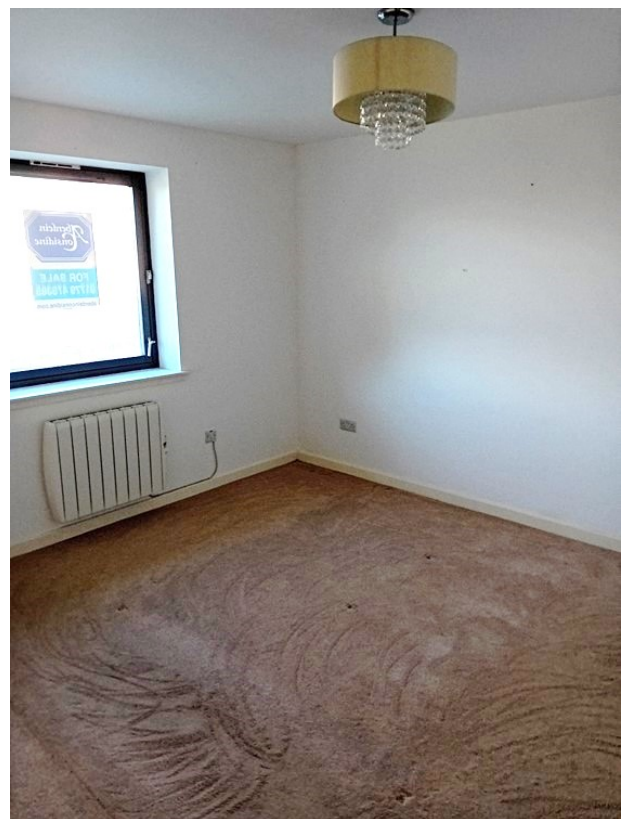
Alternative View of Bedroom 1



Bedroom 2



Alternative View of Bedroom 2



Shower Room



Alternative View of Shower Room



Hall





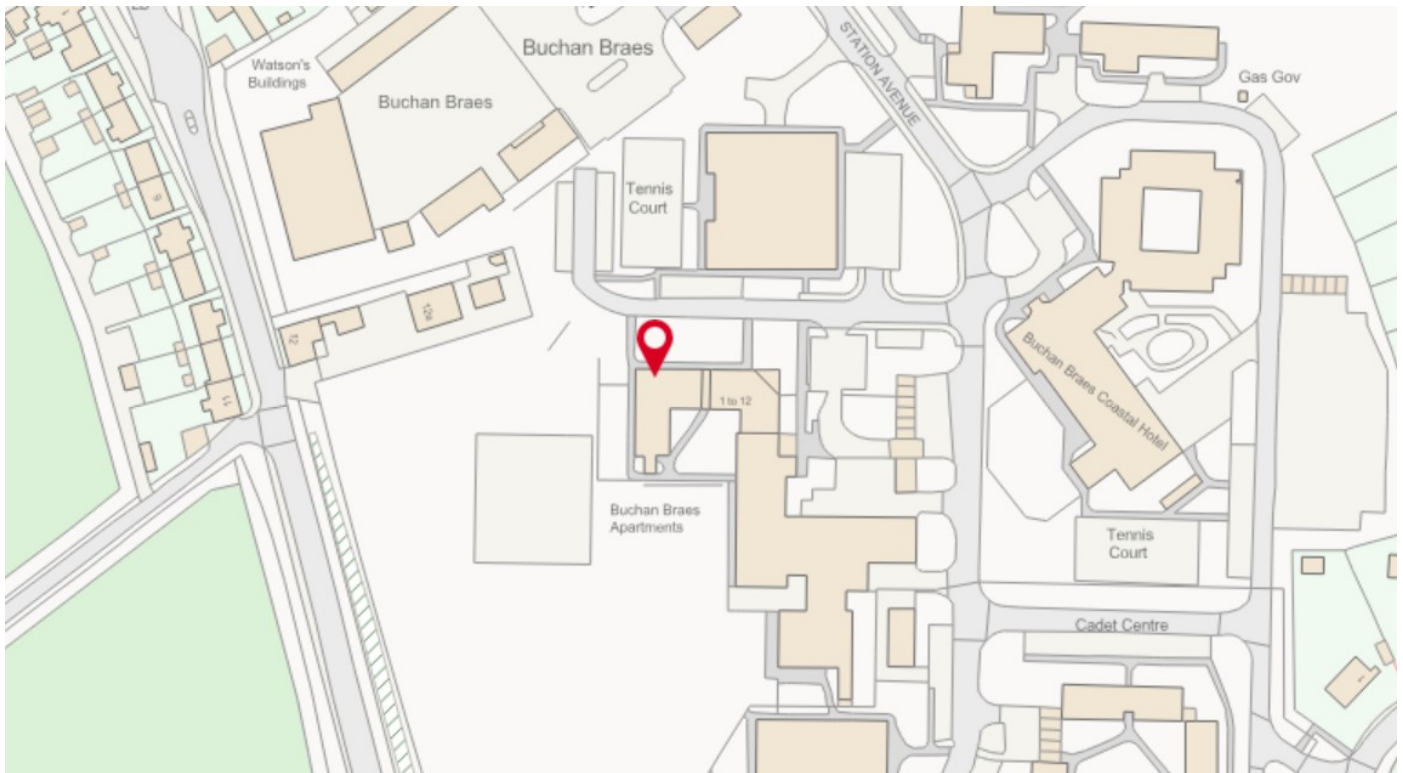
## Location



Boddam is a quaint coastal village with a quiet harbour home to small fishing boats and the 1827 Buchan Ness Lighthouse. It is situated 3 miles from Peterhead and 28 miles from Aberdeen.

Boddam has a couple of local shops, a library, post office, a chip shop, and a gym. There is a nursery and primary school in the village and secondary schooling is provided in Peterhead. Peterhead offers other amenities including further shops, bars, restaurants, and health care services. For leisure activities Peterhead has a swimming pool, a gym, museums, sports hall, a library, a cinema, and a theatre.

Dotted along the picturesque coastline there are more quaint villages and beaches to explore. Boddam is only 12 miles along the coast from Forvie Nature Reserve and the world's 18th oldest golf club is in easy reach in Peterhead.



## Further Information

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