



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**19 Cameron Street, Stonehaven, AB39 2BL**

**3-bedroom Mid-terraced House  
£239,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

2 bedroom mid-terraced town house on upper floors. Ground floor is a separate wheelchair friendly studio apartment with private entrance. Could be made into 3 bed property again.

## Condition of Property

Good condition.

## Asking Price

£239,000

## Open Market Valuation (if applicable)

£249,000

## Estate Agent (if advertised)

Aberdein Considine, 40 Allardice St, Stonehaven  
[19 Cameron Street, Stonehaven, Aberdeenshire, AB39 2BL](#) | [Aberdein Considine \(acandco.com\)](#)

## Heating Type

Underfloor heating in studio apartment. Hive controlled gas central heating in main building.

## Energy Performance Rating

Band D

## Council Tax Band

Band C

## Garden

Small private back courtyard with fruit trees.

## Included in Sale

Furniture available if required.

## Additional Information

C Listed building.  
Studio style property with living room/kitchen, bedroom and shower room on the ground floor. Main living room and kitchen on first floor. Main bedrooms and bathroom on second floor. Ground floor has permission to be a shop but is currently residential. Large floored attic. Views of town centre.

## 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/Kitchen (GF)**



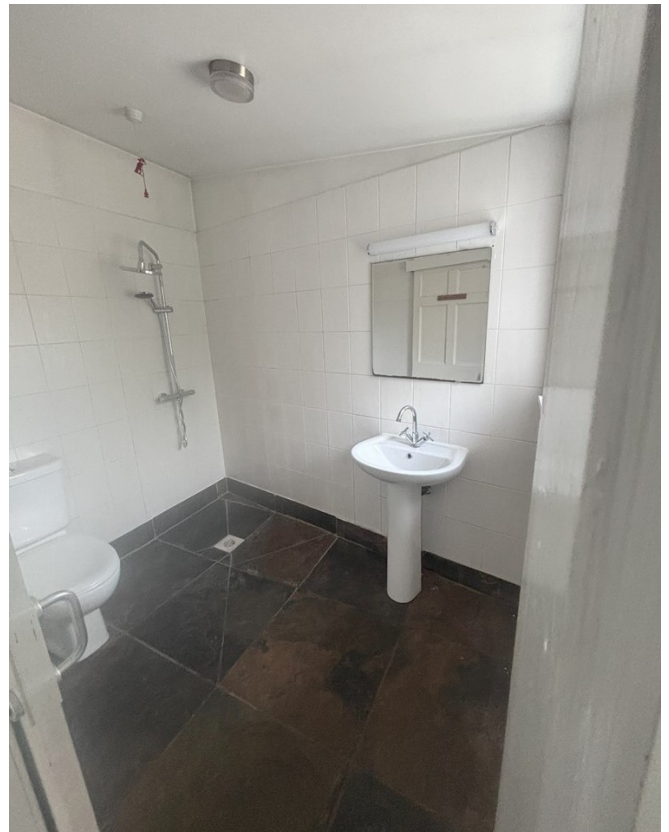
**Bedroom (GF)**



**Alternative View of Living Room/Kitchen (GF)**



**Shower Room (GF)**



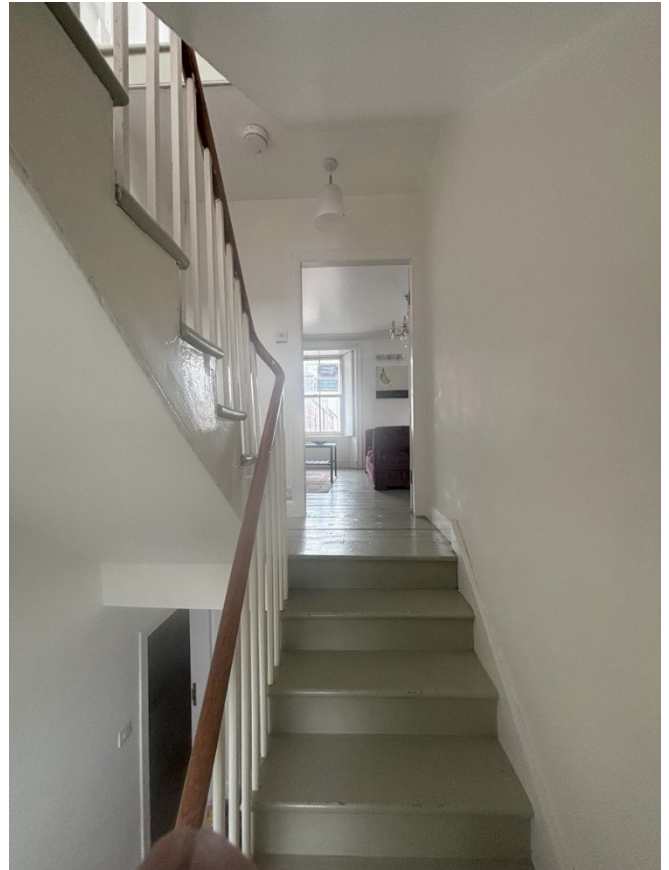
**Alternative View of Living Room/Kitchen (GF)**



Living Room



Stairs



Kitchen



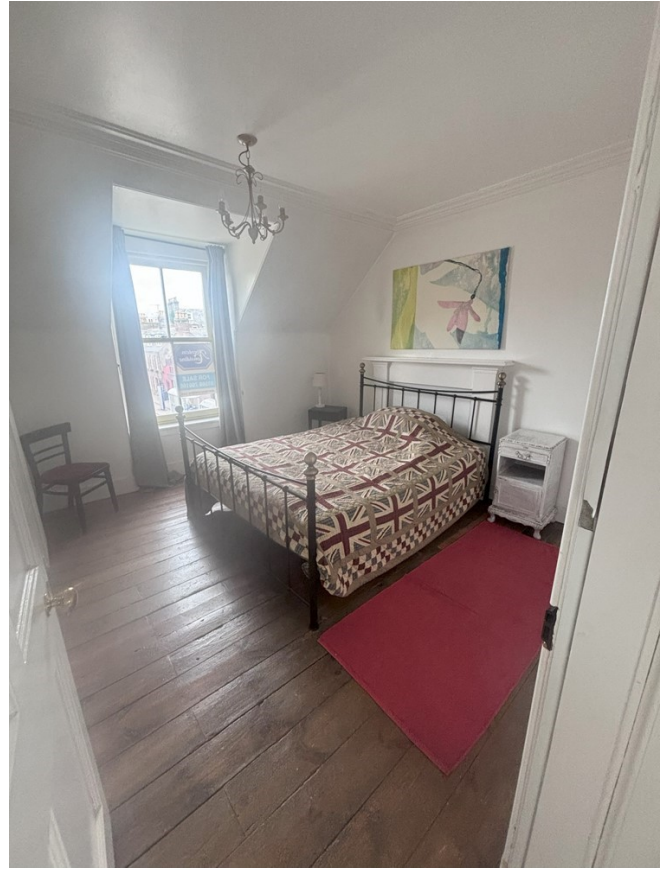
Alternative View of Living Room



Stairs



Bedroom 1



Bedroom 2



Bathroom



Toilet



Utility Room



Passage to Courtyard



Front of Property



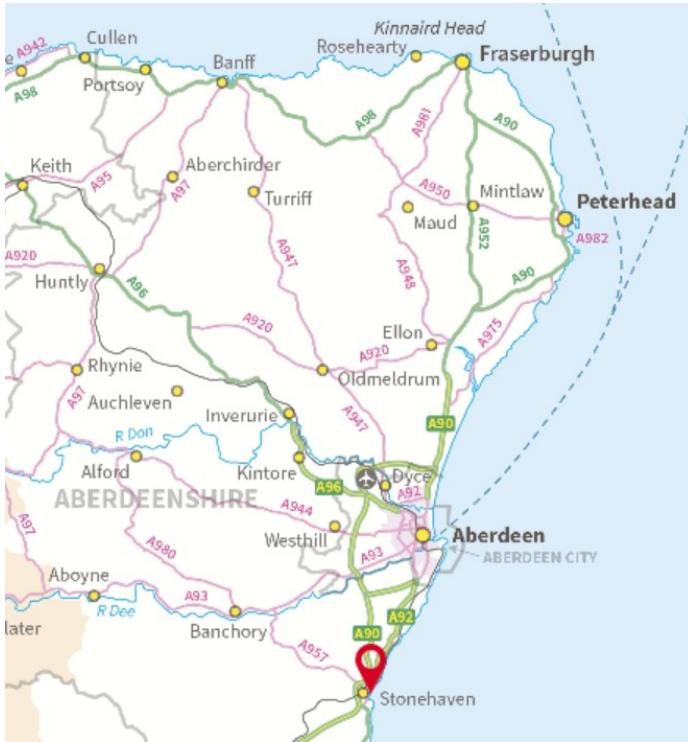
Courtyard



Alternative View of Courtyard



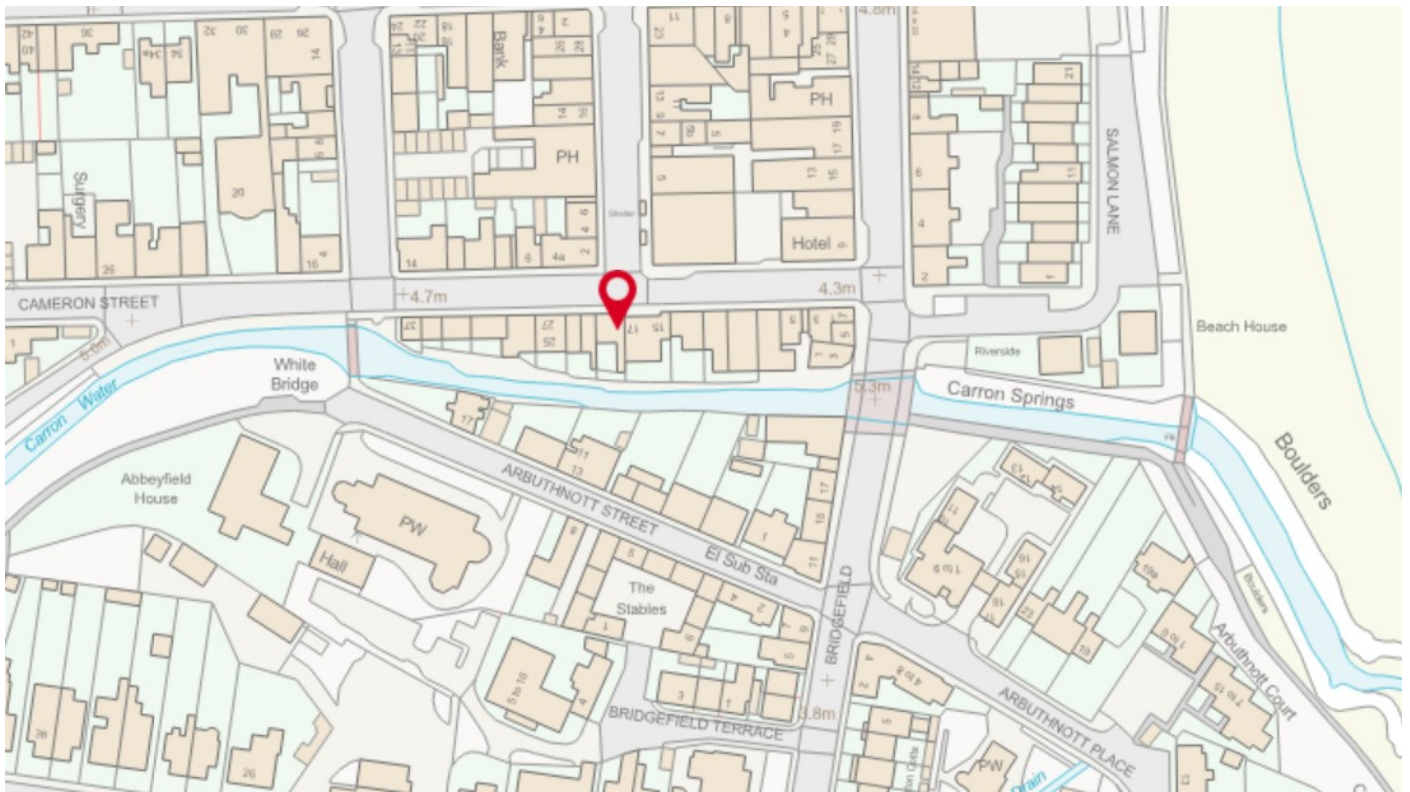
## Location



The scenic harbour town of Stonehaven is situated just 15 miles from Aberdeen. Stonehaven is well serviced by public transport with regular buses and with train links to Aberdeen, Inverness, Montrose, Edinburgh, and Glasgow. The AWPR makes easy access to other local towns and cities by car.

Stonehaven offers all the amenities needed such as shops, including independent shops, pubs, eateries, healthcare services, and educational institutions including nursery and primary school provision, and a secondary school.

The recreational activities are plentiful with access to a variety of activities in town and its surrounds. Stonehaven has an attractive harbour and beach front for walks, paddle boarding, a yacht club and sea angling, and award winning ice cream and chippies. There is an Olympic sized open air swimming pool, regular markets and events held, wildlife spotting at the nearby RSPB Fowlsheugh Reserve, and the well-known Dunnottar Castle.



## Further Information

For further information please contact:  
**Development Officer – 01467 533027**  
[emptyhomes@aberdeenshire.gov.uk](mailto:emptyhomes@aberdeenshire.gov.uk)