

From mountain to sea

# Low Cost Shared Equity FOR SALE

**21 Beechcroft Gardens, Inch AB52 6WF**

**3 bed semi-detached house  
£102,600**



# Low Cost Shared Equity - Property Schedule

## Description

3 bed semi-detached house

## Price

£102,600

## Floor Space

88 m<sup>2</sup>

## Income Threshold

£38,000 or less.

## Included in Sale

Large wardrobe / built in wardrobe.

## Factoring Charge

£129.68 per year for green areas maintenance.

## Parking Arrangements

Private driveway and turning point.

## Council Tax Band

Band D

## Garden

Private garden at front and back of property

## Year Built

2012

## Heating Type

Oil Combi heating.

## Eligibility Criteria

See Guidance Notes for Eligibility Criteria.

## Energy Performance Rating

Band C (79)

## Closing Date

Return applications as soon as possible. Applications will be assessed on a first come basis.

### 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 this schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract.

**\*Factoring fees may be subject to change and may require an initial deposit. Please discuss with your solicitor if nominated.**

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Living Room / Dining Room



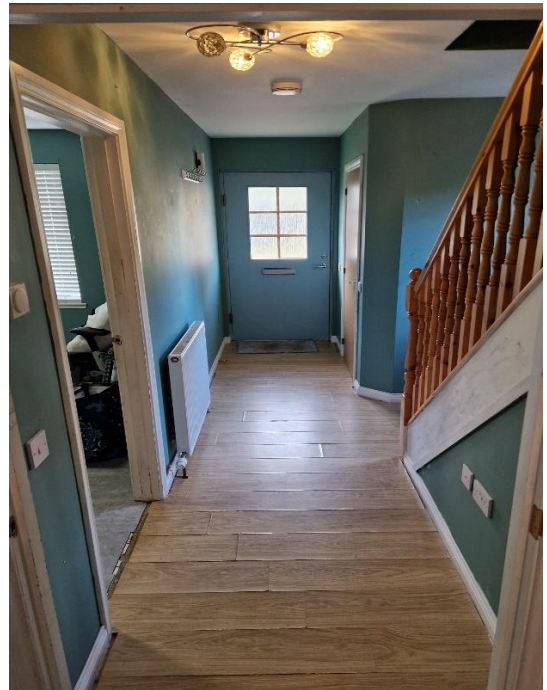
Dining Room



Alternative View of Living Room



Hallway





Alternative View of Hallway



Kitchen



Alternative View of Kitchen



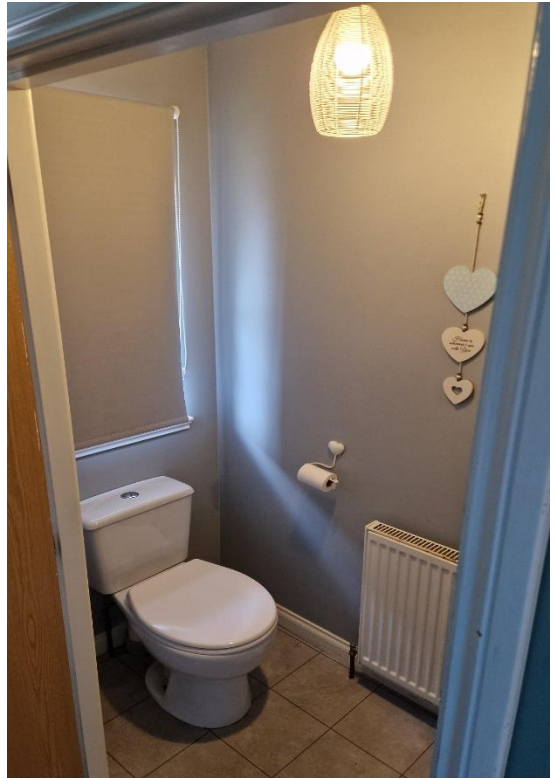
Alternative View of Kitchen



Downstairs Toilet



Alternative View of Downstairs Toilet



Stairway



Upstairs Landing





**Master Bedroom**



**Alternative View of Master Bedroom**



**Double Bedroom**



**Alternative View of Double Bedroom**



Single Bedroom



Alternative View of Single Bedroom



Bathroom



Alternative View of Bathroom





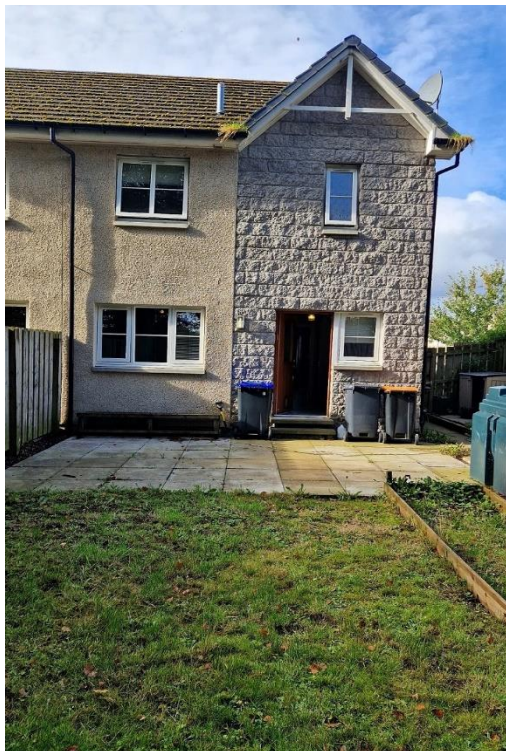
**Driveway**



**Turning Area at Front of House**



**Back of House**



**Back Garden**





## Location



Insch is a popular village with good transport links. Insch Railway Station is located on the main Aberdeen to Inverness line. There are also regular bus services to Huntly and Inverurie and it is also well placed for the A96 which provides the commuter ease of access to Aberdeen and Inverurie which is situated only 11 miles away.

There is a primary school in Insch and transport is provided to secondary education at either Inverurie Academy or The Gordon Schools in Huntly. There are many local amenities including a health community centre, a variety of shops and a library. In addition, leisure activities include an 18 hole golf course, the Bennachie Leisure Centre and excellent hillwalking on the nearby Bennachie Range.



## Further Information

**For further information please contact:**  
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