



From mountain to sea

# Empty Property Matchmaker Scheme FOR SALE

**14 Kirkburn Drive, Peterhead, AB42 1TW**

**3 bedroom detached bungalow  
Offers over £179,000**



# Empty Property Matchmaker Scheme - Property Schedule

## Description

3 bedroom detached bungalow with garage and private driveway.

## Condition of Property

Ready to move into.

Whole house cleaned and paintwork gone over. New floor fitted in bathroom this year.

## Asking Price

Offers over £179,000

## Open Market Valuation (if applicable)

£190,000

## Estate Agent (if advertised)

Stewart and Watson [14 Kirkburn Drive - Stewart and Watson \(stewartwatson.co.uk\)](http://www.stewartwatson.co.uk)

## Heating Type

Gas CH

## Energy Performance Rating

Band C

## Council Tax Band

Band D

## Garden

Small front garden. Small to medium back garden laid to chipped stone. Both low maintenance.

## Included in Sale

All floor coverings. Washing machine and cooker (both 1 year old), and curtains and blinds.

## Additional Information

New consumer unit fitted last year. System checked and certification provided.

Roof checked by slater last November and found in perfect condition. Slight work in garage and garden wall to be done. New garage up and over door fitted recently.

## 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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**Driveway and Garage**



**Living Room**



**Alternative View of 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**



**Bedroom 3**



**Alternative View of Bedroom 3**



**Bathroom**



**Alternative View of Bathroom**



**Back Garden and garage**



**Alternative View of Back Garden**



**Alternative View of Back Garden**



**Side of Property**





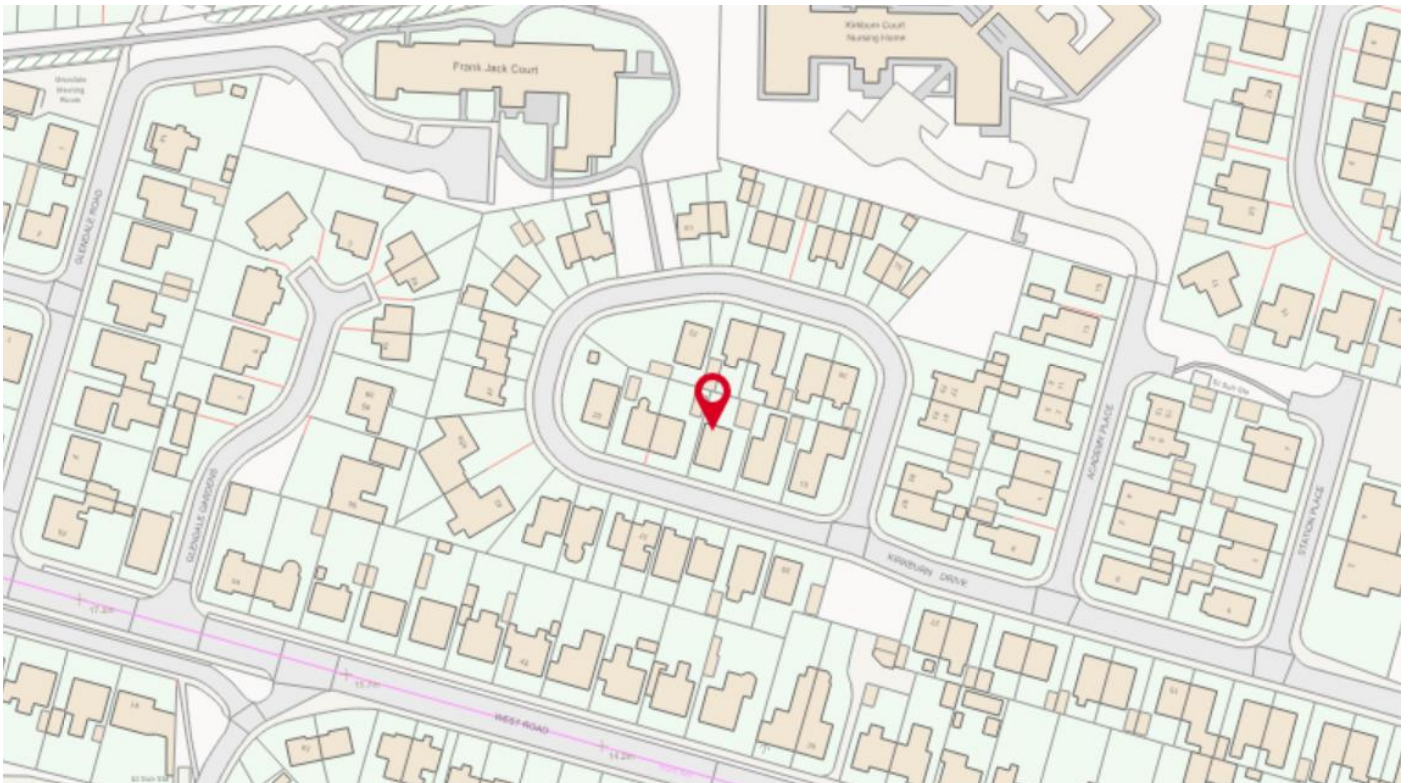
## Location



Known locally as the 'Blue Toon', the coastal town of Peterhead lies in the Northeast of Aberdeenshire. Built around the fishing industry it has one of the biggest fishing ports in Europe and is conveniently situated near two other major settlements; only 32 miles from Aberdeen and 17 miles from Fraserburgh.

Peterhead offers all the amenities needed including shops, bars, restaurants, health care services, and provides several educational institutions, including primary schools and a secondary school. For leisure activities there is a swimming pool, a gym, museums, sports hall, a library, a cinema, and a theatre.

Dotted along the picturesque coastline there are quaint villages and beaches, great for a day out exploring. Outdoor enthusiasts can also indulge in activities such as golfing at the world's 18th oldest golf club, fishing, and a variety of water sports, making Peterhead ideal for both relaxation and adventure.



## Further Information

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