

From mountain to sea

# Low Cost Shared Equity FOR SALE

**11 Clune Gardens, Woodlands of Durris  
AB31 6AA**

**3 Bed Mid Terrace House  
£123,625**



# Low Cost Shared Equity - Property Schedule

## Description

3 bed mid terrace house

## Price

£123,625

## Floor Space

93 m<sup>2</sup>

## Income Threshold

£46,000 or less.

## Included in Sale

Full-height wardrobes in 1 bedroom, cooker and possibly dishwasher

## Factoring Charge

£15/month, PCM Property Management

## Parking Arrangements

Double carpark in front of the house

## Council Tax Band

Band D

## Garden

Private garden

## Year Built

2016

## Heating Type

Oil fired central heating

## Eligibility Criteria

See Guidance Notes for Eligibility Criteria.

## Energy Performance Rating

Band B

## 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



Alternative View of Living Room



Kitchen



Alternative View of Kitchen





Bedroom 1



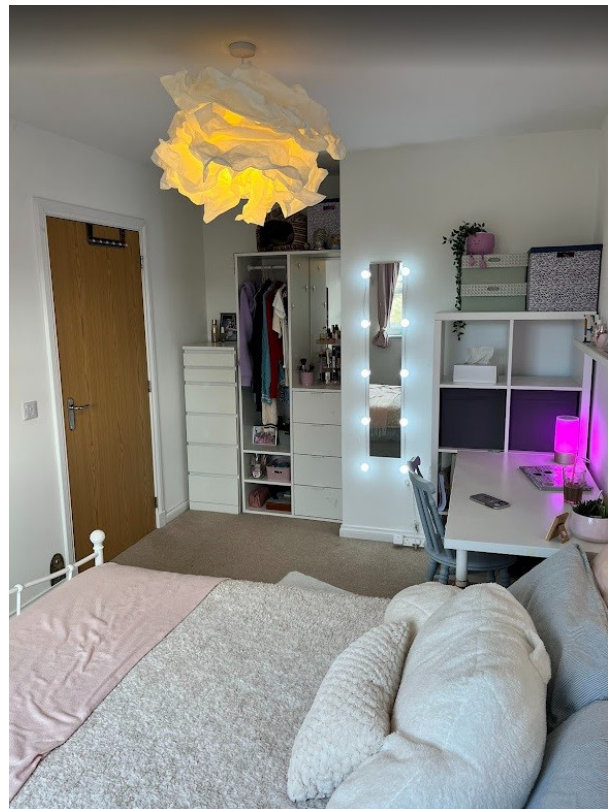
Alternative View of Bedroom 1



Bedroom 2



Alternative View of Bedroom 2





**Bedroom 3**



**Alternative View of Bedroom 3**



**Bathroom**



**Alternative View of Bathroom**





**Hallway**



**Garden**



**Alternative View of Back Garden**



**Alternative View of Back Garden**





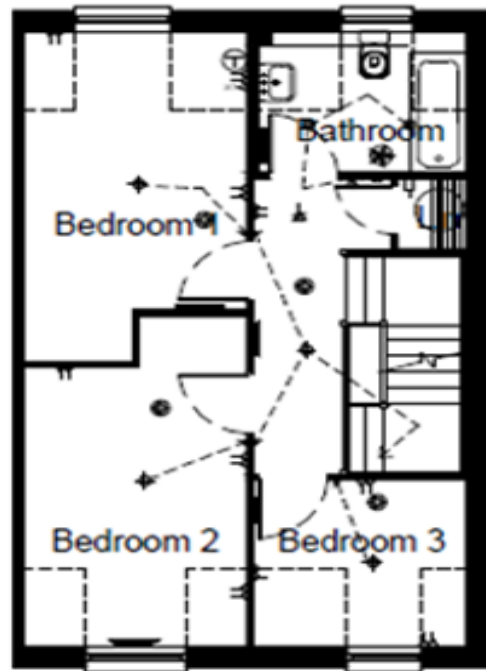
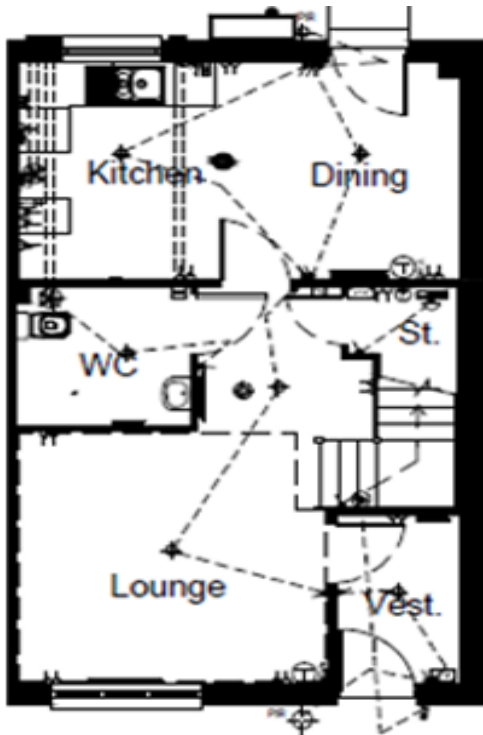
## Location



## Playing Fields



Floor Plan for Illustrative Purposes Only





## Location



Woodlands of Durris is situated approximately 7 miles from Banchory and there are Primary Schools at Woodlands of Durris, Drumoak and nearby Crathes. Secondary education is catered for in Banchory.

Banchory is a popular town 18 miles west of Aberdeen. The town benefits from a wide range of recreational and sporting activities. Nearby is the Cairngorms National Park. Banchory also boasts many shops, restaurants and hotels making it a popular place for tourists and during the winter months skiing is available nearby at the Lecht and Glenshee.



## Further Information

**For further information please contact:**  
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