



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

Bakery Cottage, Fettercairn, AB30 1XX

**1 bedroom semi-detached house
Offers over £89,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

1 bedroom semi-detached house with a private driveway and garage.

Condition of Property

Good condition.

Asking Price

Offers over £89,000.

Open Market Valuation

£100,000

Estate Agent

Blackadders, Dundee [Bakery Cottage, Fettercairn, Laurencekirk AB30 1XX — Blackadders Residential Property](#)

Heating Type

Electric wet radiator system combi boiler.

Energy Performance Rating

Band G

Council Tax Band

Band B

Garden

Small paved garden with drive and garage.

Included in Sale

Floor coverings and cooker.

Additional Information

Property is in a conservation area.

The rooms are larger than average. There is a WC downstairs in addition to the upstairs bathroom.

There is a new kitchen and new central heating system. The WC and bathroom were updated 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/ and select "Register your Interest".

Email 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.

Living Room



Alternative View of Living Room



Kitchen



Alternative View of Kitchen



Bedroom



Side Door



Stairs



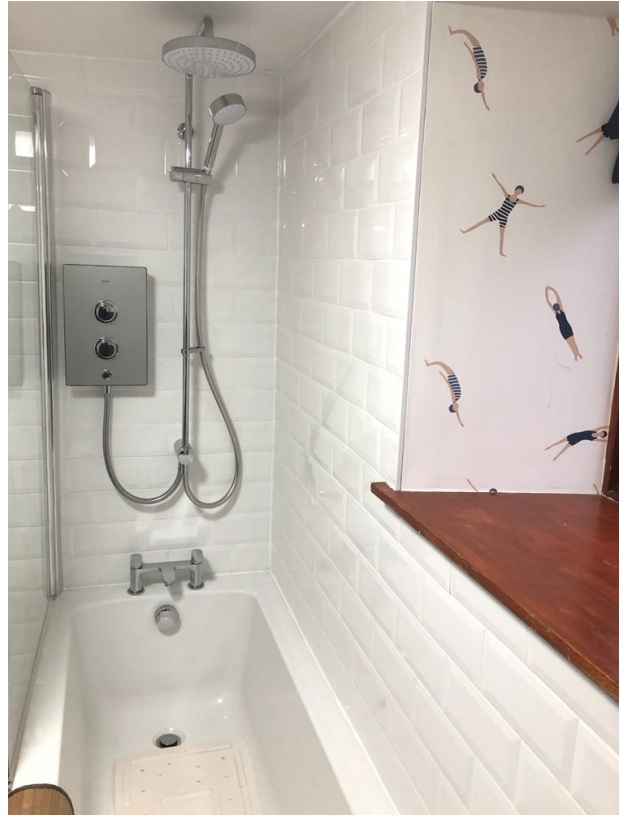
Bathroom



Alternative View of Bathroom



Shower



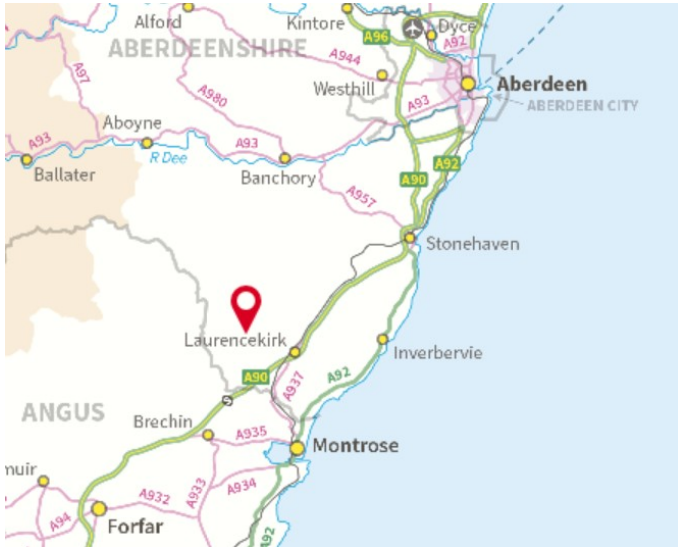
Downstairs WC



Alternative View of Downstairs WC



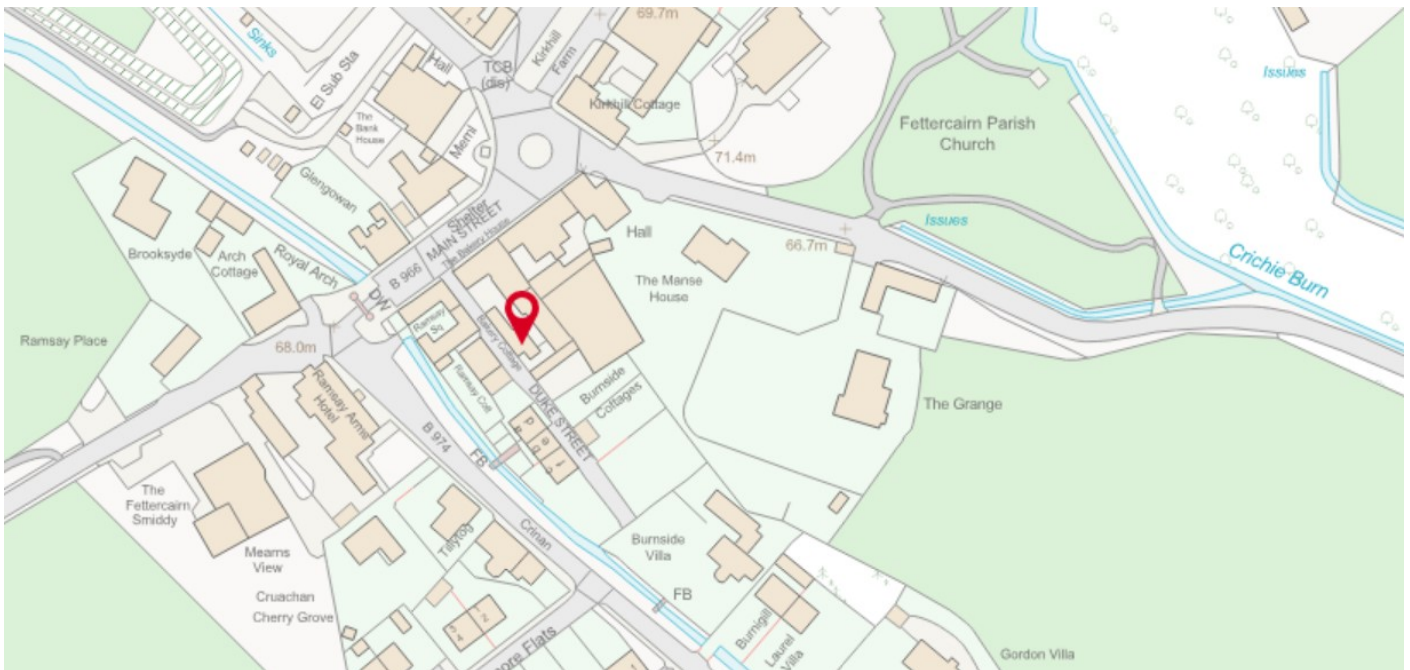
Location



Located in a quiet rural area with a picturesque landscape, Fettercairn is a charming village with a quaint village atmosphere and rich historical tapestry. The village is ideally situated 32 miles from Aberdeen and 12 miles from Montrose.

Fettercairn is conveniently located close to the small town of Laurencekirk, which provides health care services, shops, and a train station with links to Montrose, Aberdeen, and Dundee.

The village itself is a delightful blend of traditional Scottish architecture and scenic beauty surrounded by nature. It even boasts the iconic Fettercairn Distillery, renowned for producing exceptional single malt Scotch whisky.



Further Information

For further information please contact:
Development Officer – 01467 533027
emptyhomes@aberdeenshire.gov.uk