



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

4 Smith Road, Banff, AB45 1BN

**2 bedroom mid-terraced house
Fixed price £86,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

2 bedroom mid-terraced house with on street parking

Condition of Property

Good condition

Asking Price

£86,000 fixed price

Open Market Valuation (if applicable)

£90,000

Estate Agent (if advertised)

Low & Partners
[Smith Road, Banff, AB45 - Low and Partners](#)

Heating Type

Coal fire with back boiler

Energy Performance Rating

Band D

Council Tax Band

Band A

Garden

Small front garden
Medium enclosed back garden

Included in Sale

Carpet, curtains, and light fittings

Additional Information

Two sheds in back garden

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 1



Bedroom 2



Bathroom



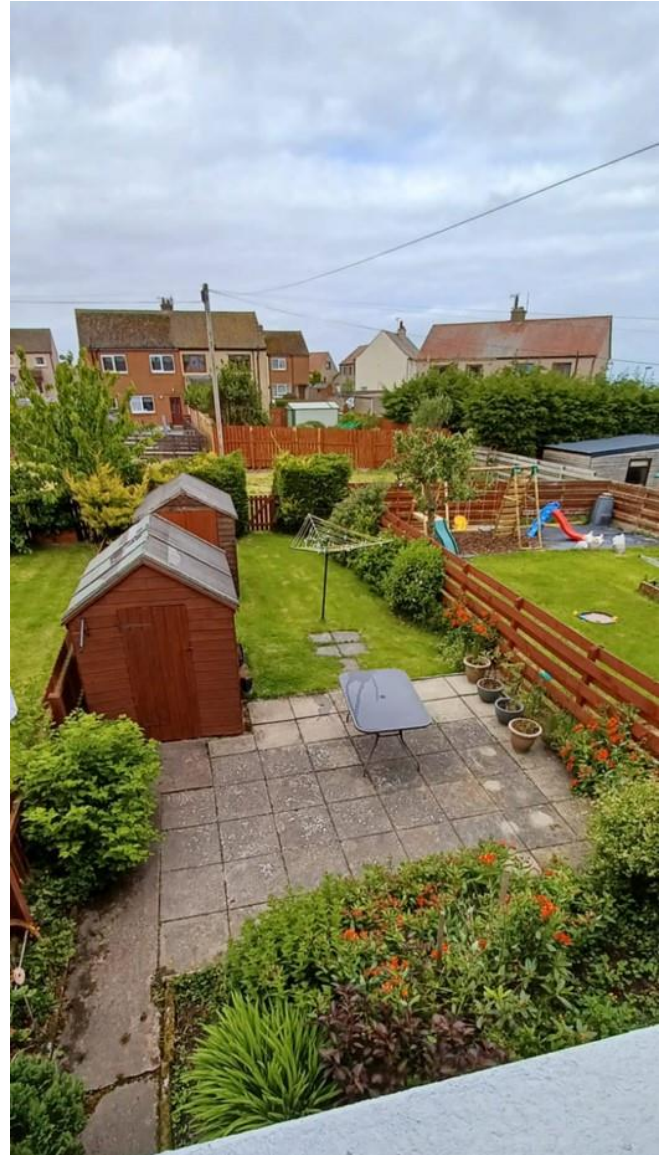
Alternative View of Bathroom



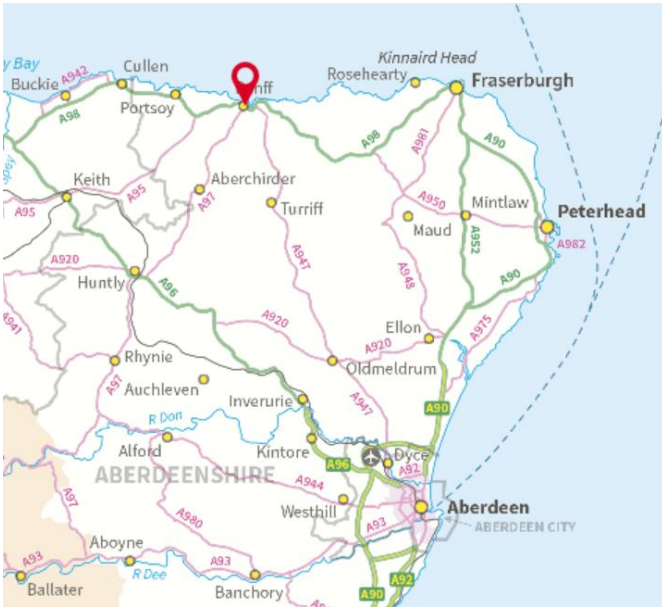
Coal Fire in Living Room



Back Garden



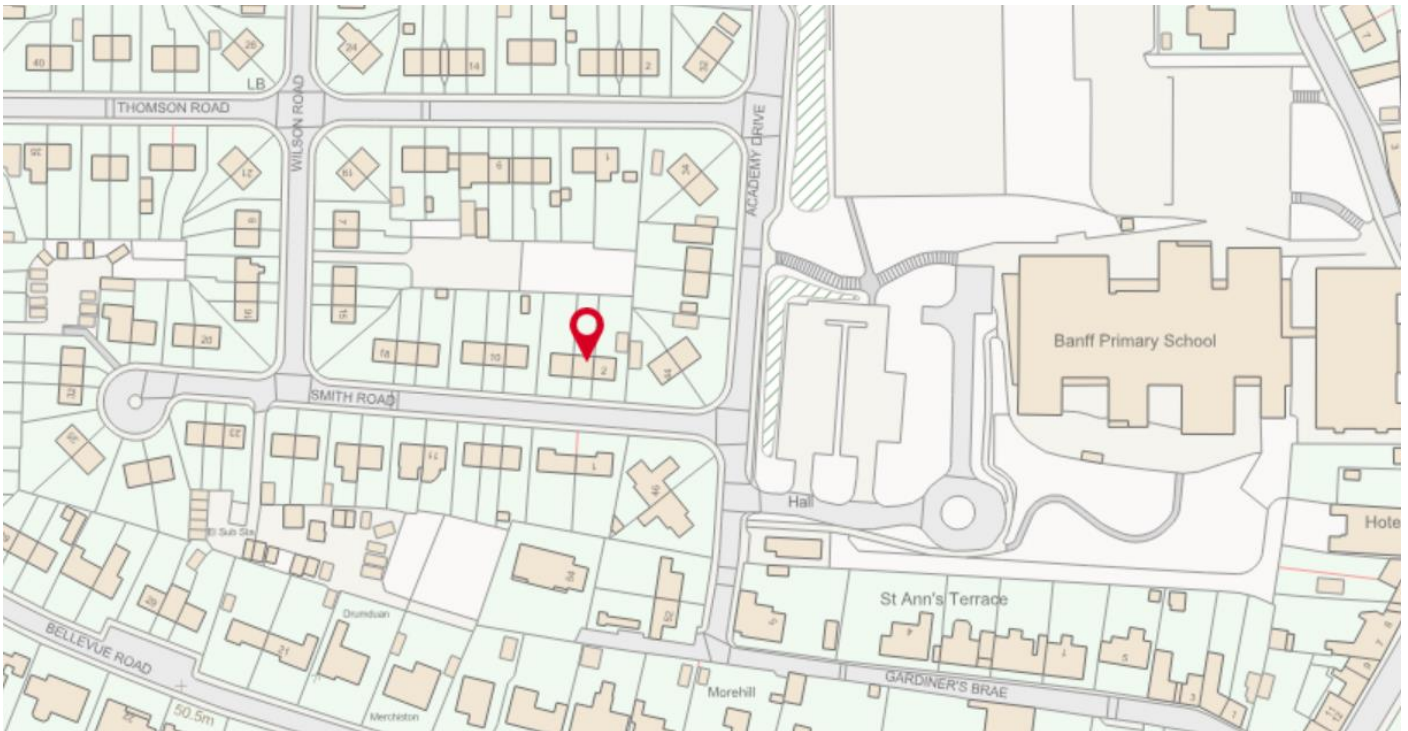
Location



The coastal town of Banff is located in the far North of Aberdeenshire, approximately 45 miles from Aberdeen and 26 miles from Fraserburgh.

Banff is well-equipped with shops, health care services, eateries, and has a community and sports centre featuring a swimming pool, climbing wall, and gym. There is nursery and primary schooling provision, and Banff Academy provides secondary education.

The recreational activities are abundant with proximity to the Cairngorms National Park, outdoor enthusiasts can partake in hiking, mountain biking, fishing, and wildlife spotting. Closer to Banff there are even more opportunities to enjoy the outdoors with quaint villages and beaches dotted along the picturesque coastline.



Further Information

For further information please contact:
Empty Homes Team – 01467 533027 or 01467 468640
emptyhomes@aberdeenshire.gov.uk