



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

Winklers Cottage, 108A Main Street, Gardenstown, AB45 3YP

**1 Bedroom Mid-terraced House
Offers over £80,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

1 bedroom mid-terraced house

Condition of Property

Good condition

Asking Price

Offers over £80,000

Open Market Valuation (if applicable)

£80,000

Estate Agent (if advertised)

None

Heating Type

LPG

Energy Performance Rating

Band G

Council Tax Band

Band A

Garden

None

Included in Sale

White goods, furniture, floor coverings, curtains/blinds, and televisions

Additional Information

New L shape bath with overhead drencher shower and screen.
Property is in a conservation area.

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.

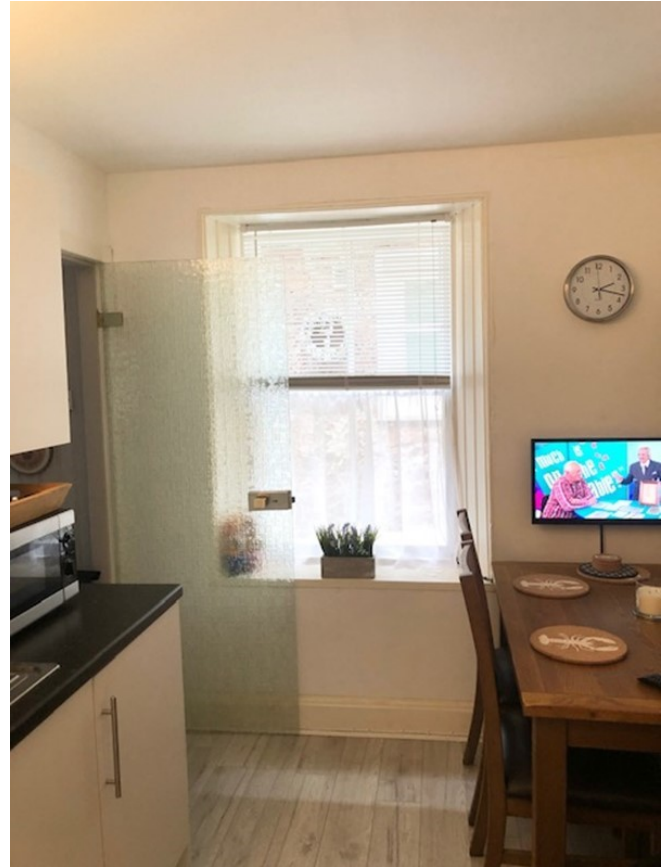
Disclaimer

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



Kitchen



Alternative View of Living Room



Front Door



Kitchen



Bedroom



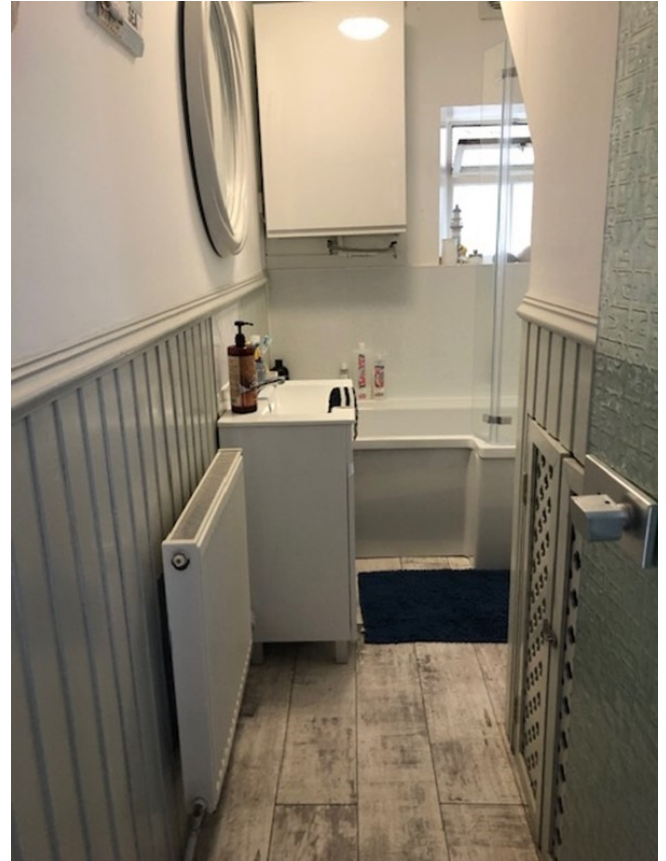
Alternative View of Bedroom



Bathroom



Alternative View of Bathroom



Window View



Front Door



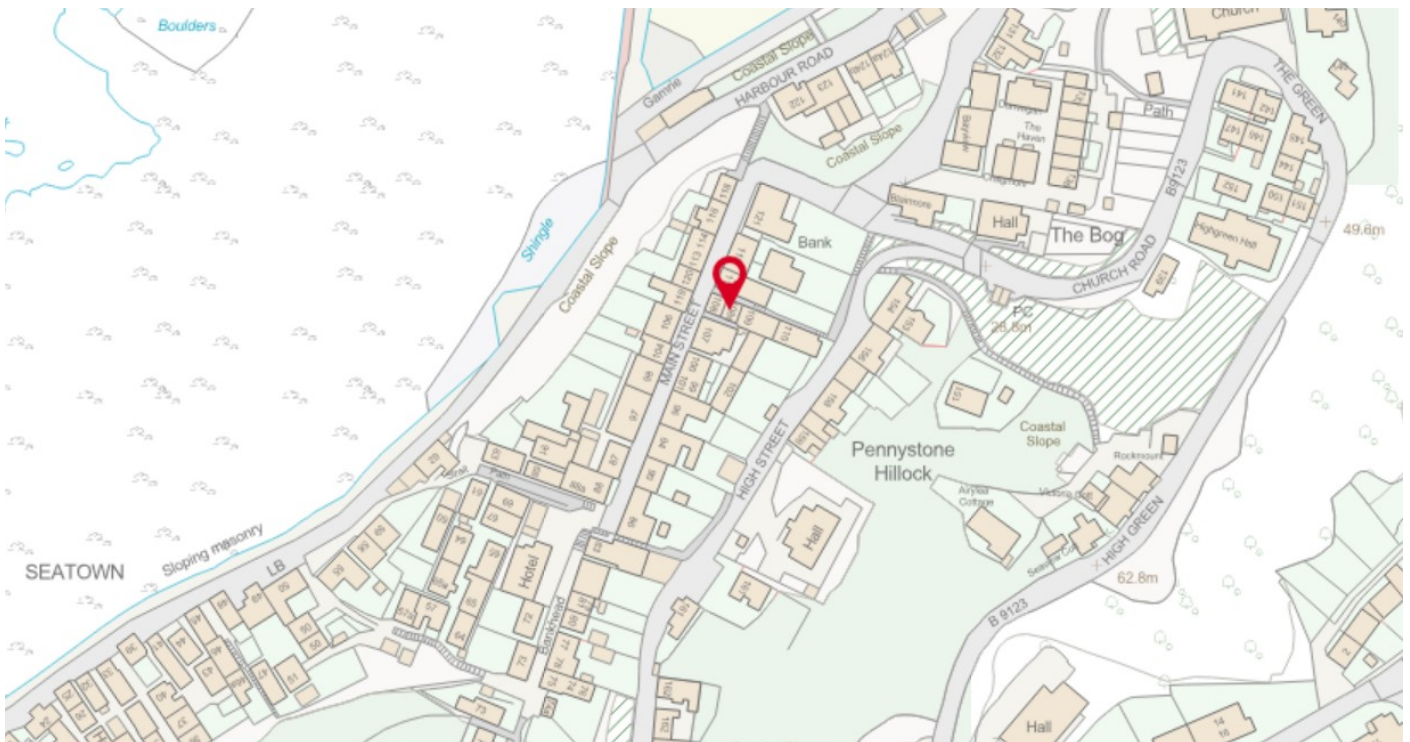
Location



Gardenstown is a picturesque village with a rich fishing heritage on the northern coast of Aberdeenshire, looking out over the scenic Moray Firth.

A local shop, pub, and tea-room are in the village. Further shops, eateries, and health care services are just 7 miles away in Macduff and 8 miles away in Banff. Gardenstown has a primary school with nursery provision and Banff Academy provides secondary education.

The striking cliffs and abundance of coastal paths offer plenty of scenic walks and trails for the avid walker, with potential for wildlife watching and dolphin spotting. There is a quaint harbour full of creel boats, a thriving arts culture with galleries, pottery, arts, and crafts to enjoy, and historical landmarks such as Fort Fiddes.



Further Information

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