



From mountain to sea

Empty Property Matchmaker Scheme FOR SALE

1 Shunnery Brae, Port Elphinstone, AB51 3JE

**3 bedroom end-terraced house
Fixed price £150,000**



Empty Property Matchmaker Scheme - Property Schedule

Description

3 bedroom end-terraced house with parking for four cars on private driveway.

Condition of Property

Good condition

Asking Price

£150,000 Fixed price

Open Market Valuation

£160,000

Estate Agent

Raeburn Christie Clark & Wallace [1 Shunnery Brae - Raeburn, Christie, Clark & Wallace](#)

Heating Type

Electric

Energy Performance Rating

Band D

Council Tax Band

Band D

Garden

Large enclosed back garden

Included in Sale

All floor coverings, white goods, garden sheds plus contents.

Additional Information

None

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



Bedroom 1



Bedroom 2



Kitchen



Alternative View of Kitchen



Bathroom



Hall



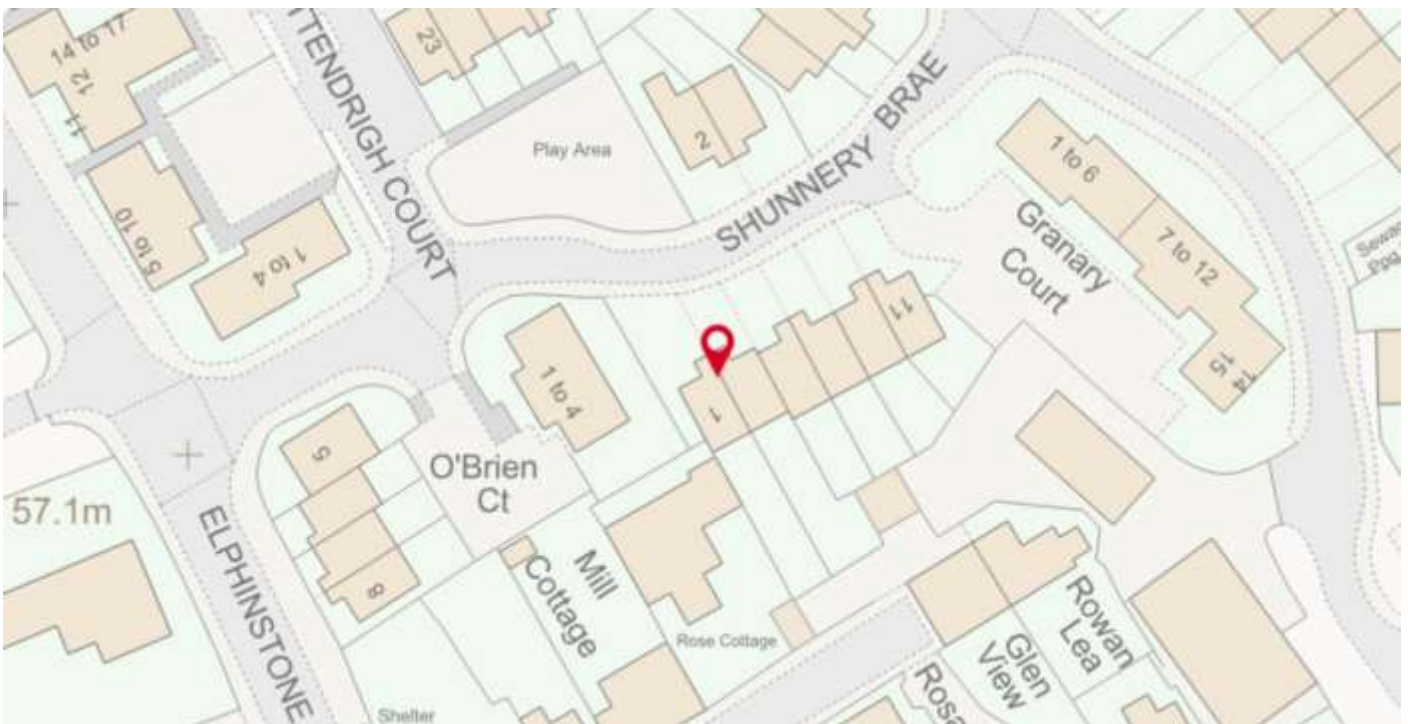
Location



Port Elphinstone is situated in the countryside of Aberdeenshire, just 1 mile from the town centre of Inverurie and 16 miles from the city of Aberdeen. Trains regularly run from Inverness to Aberdeen stopping at Inverurie, making Port Elphinstone rural, yet convenient for access to Aberdeen.

Port Elphinstone offers the convenience of local amenities, such as a primary school and nursery, grocery shops, a cafe, and restaurants. Other amenities such as postal, medical, secondary schooling, and larger shops are available a short distance away in Inverurie.

The surrounding countryside offers opportunities for outdoor enthusiasts, with hiking trails, green spaces, and walks alongside the River Don. Not far from Port Elphinstone is Bennachie, a range of hills offering great views across Aberdeenshire.



Further Information

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