



Empty Property Matchmaker Scheme FOR SALE

6 Martin Road, Insch, AB52 6JD

1 bedroom (plus box room) mid-terraced house Offers over £95,000



Empty Property Matchmaker Scheme - Property Schedule

Description

1 bedroom mid-terraced house with box room and off road parking.

Condition of Property

Good condition

Asking Price

Offers over £95,000

Open Market Valuation

£95,000

Estate Agent

Burnett and Reid 6 Martin Road, Insch, AB52 6JD

Heating Type

Electric

Energy Performance Rating

Band F

Council Tax Band

Band B

Garden

Private medium sized back garden with raised vegetable patches.

Included in Sale

White goods, flooring, blinds/curtains, light fittings

Additional Information

Exclusive parking space in communal yard. New heating system. Wood burning stove in living room.

Interested?

If you are interested in this property please fill out the Interested Buyer Registration form on <u>www.aberdeenshire.gov.uk/housing/matchmaker-</u> <u>scheme-buyers/</u> and select "Register your Interest".

Email <u>emptyhomes@aberdeenshire.gov.uk</u> if you already have registered a form with us.

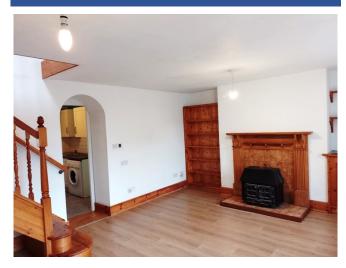
Home Report

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



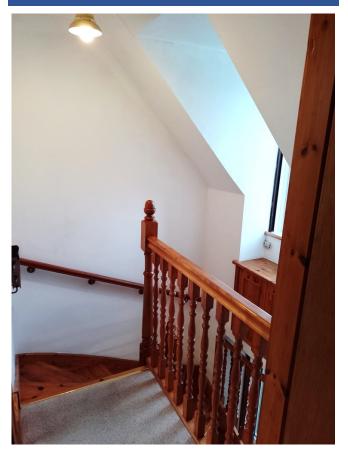
Kitchen



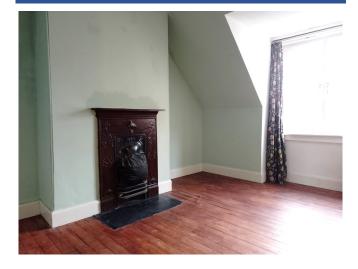
Stairs



Upper Landing



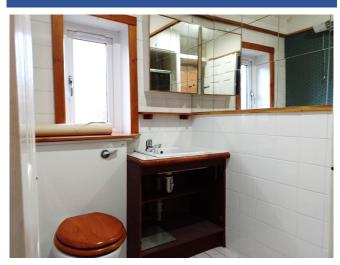
Bedroom



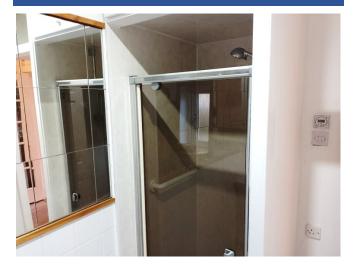
Box Room



Shower room



Alternative View of Shower room



Garden



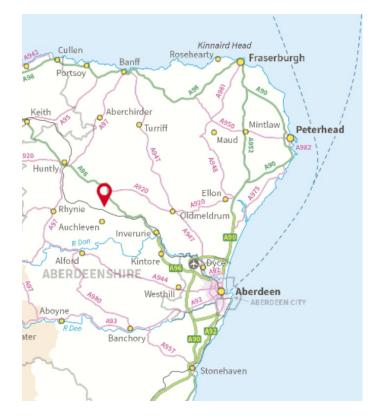
Communal Yard



Front of Property



Location



Insch is a small village 28 miles north of Aberdeen, ideally situated between Inverurie and Huntly just a 12 mile journey to either settlement. The A96 runs past the village providing connections to Aberdeen, Inverurie, and Huntly. Inverurie offers a wellserviced train line, while a less frequent train service is available in Insch itself.

A local grocery shop, healthcare services, and eateries are available in Insch and further amenities such as larger shops, eateries, services, sports centres, and pubs are easily accessible in Inverurie and Huntly. Huntly also has a regular farmers market and a 67-seater cinema/performance space, with co-working offices, café, and gallery/function spaces alongside learning and activity spaces.

Insch is set in striking countryside and is close to one of the best-loved hills in the Grampian Highlands, Bennachie. Less than one hour drive away is the beautiful Cairngorms National Park with an abundance of outdoor pursuits from hiking, cycling, and golf to water sports, and snowsports.



Further Information

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