

From mountain to sea

# **Low Cost Shared Equity FOR RESALE**

**Flat 7, Craighall Lodge, Riverside Road, Ellon, AB41 9HB**

**2 bedroom First Floor Flat**

**£100,412.50**



## Low Cost Shared Equity Property Schedule

Description	Price
2 bedroom First Floor Flat Entrance hallway, Open Plan Livingroom/Dining/Kitchen, 2 bedrooms and a bathroom with WC	£100,412.50
Floor Space	Income Threshold
Approximately 66 square metres	£38,000
Included in Sale	Factoring Charge
No items specified	Factor - Newton Property £38.93 per month which covers the cleaning and maintenance of communal areas. Factor – Greenbelt Group - £20.82 per month for the upkeep of the garden and carpark Please note factoring charges may be subject to change and an initial deposit may be required
Parking Arrangements	Council Tax Band
Private Carpark	B
Garden	Year Built
Unknown	2008
Heating Type	Eligibility Criteria
Gas Fired Central Heating Boiler with radiators throughout	See Guidance Notes for Eligibility Criteria
Energy Performance Rating	Closing Date
Band B (84)	Application should be returned as soon as possible

## Lounge



## Open Plan Kitchen



## Bedroom 1



## Bedroom 1 - Alternative View



## Bedroom 2



## Bedroom 2 - Alternative View



## Bathroom



## Reception Hall



## Reception Hall

7 Craighall Lodge



Floor Plan is for Illustrative purposes only and are to give a guide to the layout of the property.

**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 this schedule and the information is believed to be correct, it does not warrant or constitute any offer or contract.**

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## Location



Ellon is located on the A90, 16 miles north of Aberdeen and 18 miles south of Peterhead and allows for easy commuting.

Ellon offers an excellent range of amenities including a health centre and sports and recreation facilities. The town is also home to a good range of restaurants, cafes and shops.



## Further Information

For further information please contact:

Development Officer - 01467 534685

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