

From mountain to sea

# **Low Cost Shared Equity Property FOR SALE**

**15 Angus Avenue, Fetterangus AB42 4AD**

**2 bed semi-detached bungalow**

**£89,700**



## Low Cost Shared Equity Property Schedule

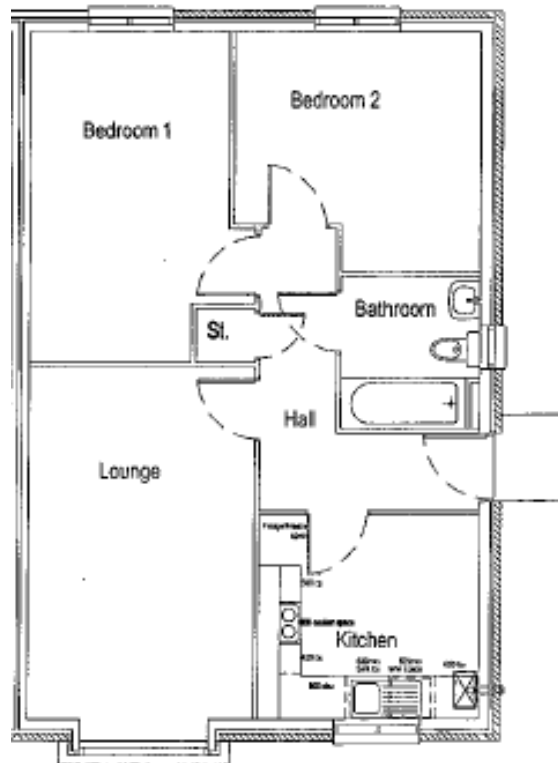
Description	Price
2 bed semi-detached bungalow	£89,700
Floor Space	Income Threshold
61m <sup>2</sup>	£34,000 or less
Included in Sale	Factoring Charge
<p>Cooker Unit (Includes oven, hob and grill)</p> <p>Extractor fan</p> <p>LED demister mirror in bathroom</p> <p>All fitted wardrobes and drawers</p> <p>All flooring</p> <p>All Blinds</p> <p>All ceiling light fittings</p>	*No
Parking Arrangements	Council Tax Band
<p>The house has a private driveway which is not shared as this is the end plot in the row. The driveway is long enough to accommodate 2-3 vehicles end to end. There is also ample street parking adjacent to the property for additional vehicles or visitors and a bus stop round the corner with frequent connections to Aberdeen, Mintlaw and Fraserburgh.</p>	Band C
Garden	Year Built
<p>The private back garden has been recently fenced and is completely enclosed. The back garden is a good size and includes a patio area, well maintained lawn, recently replaced rotary washing line and room for a shed. This garden is not overlooked at the back and the views extend across fields to Mormond Hill, Strichen. The front garden is a small maintainable patch of lawn that extends across both this property and the neighbouring semi-detached property. There is a flower bed under the kitchen window. The front door to the property is located at the side is accessible by both a step and ramp.</p>	2011

Heating Type	Eligibility Criteria
Air Source heating	See Guidance notes for Eligibility Criteria
Energy Performance Rating	Closing Date
Band C	Return applications as soon as possible. Applications will be assessed on a first come basis.

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.

\*Factoring fees may be subject to change and may require an initial deposit. Please discuss with your solicitor if nominated.

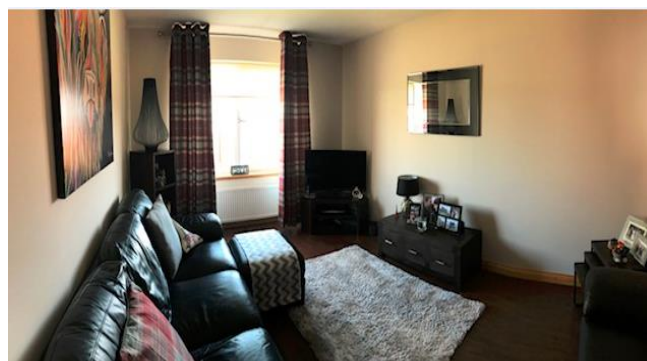
Floor Plan (for Illustrative purposes only)



Living Room



Alternative View of Living Room



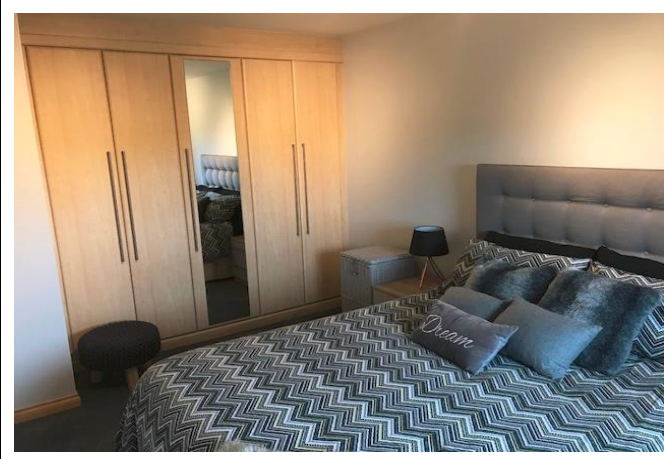
Kitchen



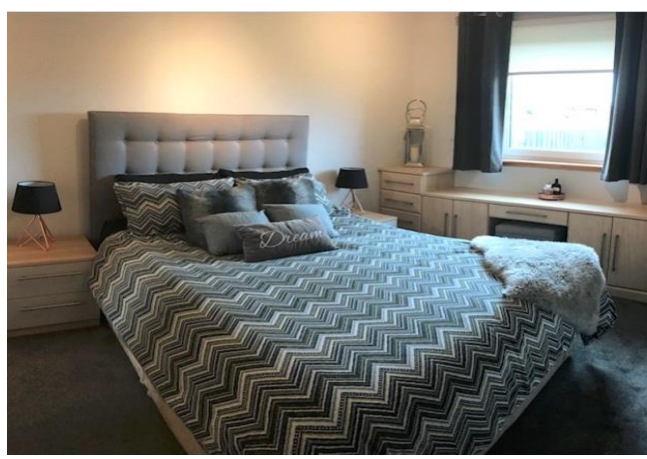
Alternative View of Kitchen



Bedroom



Alternative View of Bedroom



Bedroom 2



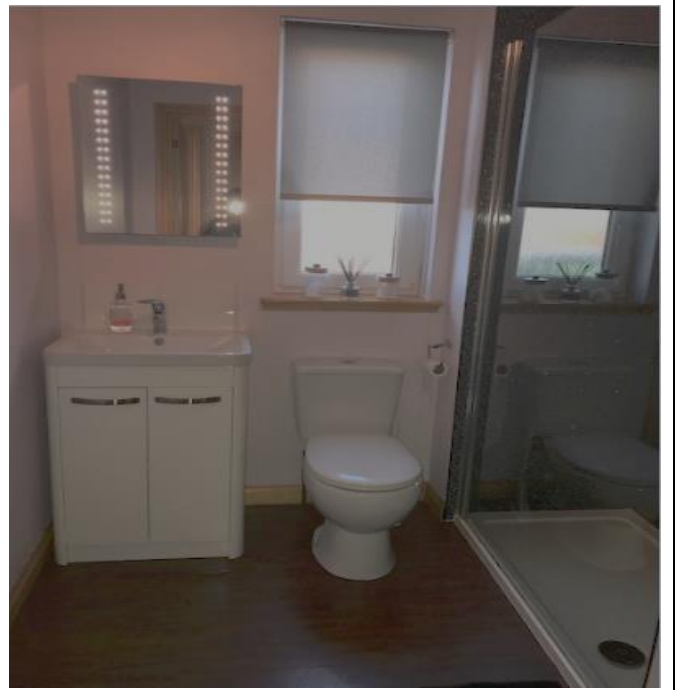
Alternative View of Bedroom 2



Bathroom



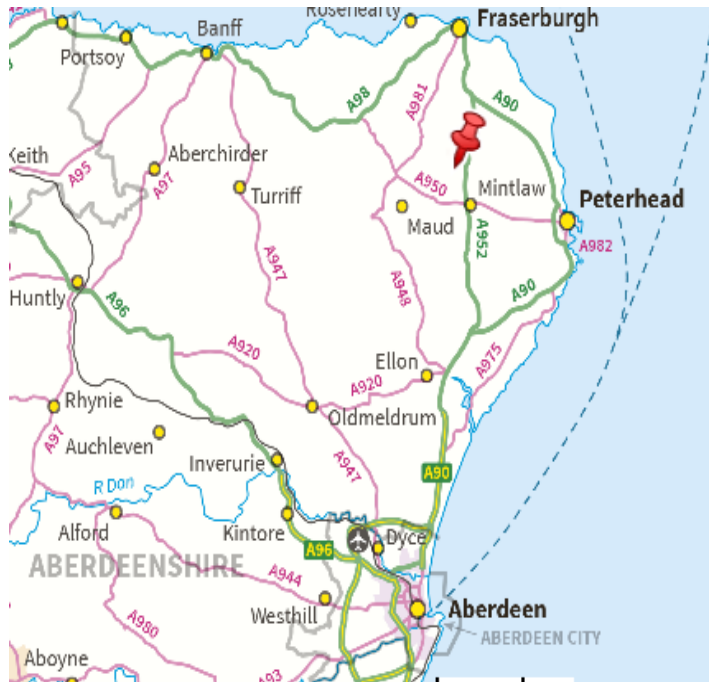
Alternative View of Bathroom



Back Garden



## Location



The property is part of a friendly housing development which is set back from the main road into the village which features a bus route with regular connections to Aberdeen, Mintlaw, Ellon and Fraserburgh

Fetterangus is a community spirited village with a local school, village hall and a pub that serves meals on the weekend. A new village sports pavilion is due to open shortly

Fetterangus is 31 miles north of Aberdeen and only a 3 mile drive from the amenities of Mintlaw which include a good range of shops, eating places, a garden centre, library, secondary schooling, a health centre, dentist, bowling club and the recently opened Community Hub. Also nearby there is the popular Aden Country Park and Pitfour Lake.

There is superb countryside, woodland walks and an abundance of wildlife nearby. Beautiful routes border the village ideal for joggers and walkers who enjoy the countryside



## Further Information

For further information please contact:

Development Officer - 01467 539457

[LCHO@aberdeenshire.gov.uk](mailto:LCHO@aberdeenshire.gov.uk)