1 Burnside Cottages,

Kintore, Inverurie, AB51 0YJ

Price Over

£150,000

Under offer

3 | 1 | 1 | 102 m² | EPC **D** | Council Tax Band **E**

Contact Seller

Ayo Lawal

01467 539356

Contact Solicitor

Aberdeenshire Council
Woodhill House, Westburn Road
Aberdeen
AB16 5GB

01467 469261

estates@aberdeenshire.gov.uk

http://www.aberdeenshire.gov.uk/property

Features Garden Dev. opp

Description

Location: Kintore is a popular commuter town approximately 13 miles from Aberdeen City Centre. The town benefits from a variety of shops, primary school, good public transport, local amenities and recreational facilities. Secondary education is provided in Kemnay, approximately 6 miles from the property whilst a wider range of shopping and recreational facilities are available in Inverurie, approximately 6 miles from the property.

The property is located in a rural area on the B977 and is approximately 2.8 miles to the settlement of Kintore.

The subjects comprise of a one and half storey semi-detached dwelling house with front and rear garden.

The property external walls are part rendered and part masonry type. The roof is of a traditional pitched construction. Access to the front is shared with the adjoining property as shown hatched red on the plan.

Services: We understand the property is served with mains electricity and water. The drainage is connected to a private septic tank and soakaway.

However, interested parties should satisfy themselves regarding the location and capacity of services.

Energy Performance Certificate (EPC): The EPC rating is Band D. A copy of the EPC can be provided to interested parties.

Council Tax Banding/Rating Information: The property is currently listed on the Assessors website with a Council Tax Band E

Planning: All planning enquiries regarding alternative uses should be directed to:

Banff & Buchan and Garioch Area Planning Office

Gordon House

Blackhall Road

Inverurie

AB51 3WA

T: 01467 628469

E: ga.planapps@aberdeenshire.gov.uk

Developer Contributions: It is recommended that prospective purchasers discuss their proposals with The Developer Obligations Team of Aberdeenshire Council prior to submitting an offer.

The Developer Obligations Team can be contacted on;

T: 01330 825518

E: developerobligations@aberdeenshire.gov.uk

Offers: Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

Accommodation comprises

Ground Floor: Entrance hallway, lounge, bedroom one, bathroom and kitchen.

Upper Floor: Hallway, bedroom two and bedroom three.

View this property here

https://www.aspc.co.uk/search/property/357949/1-Burnside-Cottages/Inverurie/

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