

## RESIDENTIAL PORTFOLIO INVESTMENT

- > 9 TWO BEDROOM FLATS
- > CURRENT YEARLY INCOME  
£66,600PA
- > MODERN DEVELOPMENT  
WITH CONVENIENCE STORE  
OPERATOR ON GROUND  
FLOOR
- > OFFERS IN EXCESS OF  
£1,200,000



# FOR SALE

**279 – 281 NORTH DEESIDE ROAD, PETERCULTER, ABERDEEN, AB14 0UL**

**CONTACT:** James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) 01224 202 836 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The subjects are located within Peterculter, a popular suburb of Aberdeen. Peterculter is located some 8 miles west of Aberdeen and is well placed for quick access to the city centre and as such, has a large commuter population.

The heart of Peterculter is a popular commercial centre which straddles the North Deeside Road. This road forms part of the A93 roadway carrying traffic into the city from the west, and the subjects are located on the south side of said road. As such, the property benefits from high visibility and quick accessibility to the local and national road network, as well as local amenities.

**DESCRIPTION**

The subjects comprise nine flats within a larger detached block which includes commercial units and is of a three storey height however due to the change in site height, is of four storeys to the rear elevation.

The building is of steel frame construction with the walls externally clad in a mixture of natural granite, smooth cement rendered blockwork and zinc standing seam cladding.

The windows throughout are of aluminium powder coated double glazed design, with a number of the units benefitting from sliding doors giving access to recessed balcony areas.

8 of flats are over first and second floor levels and are accessed off two communal stairwells which have solid concrete floors/concrete stairs overlaid in carpet, whilst the walls are of painted blockwork. One of the flats is at lower ground floor fronting the rear car park

Each of the stairwells can be accessed via a secure pedestrian door to the front or rear elevation.

Generally, each unit benefits from an internal central corridor, off which two bedrooms (one with en-suite shower room), a bathroom, and open plan lounge/dining kitchen is provided.

Each unit benefits from large aluminium double glazed windows to the front and rear elevations, and the windows to the rear give good views over the rural areas to the south of Peterculter. A number of the units also benefit from sliding doors on to small private balcony areas.

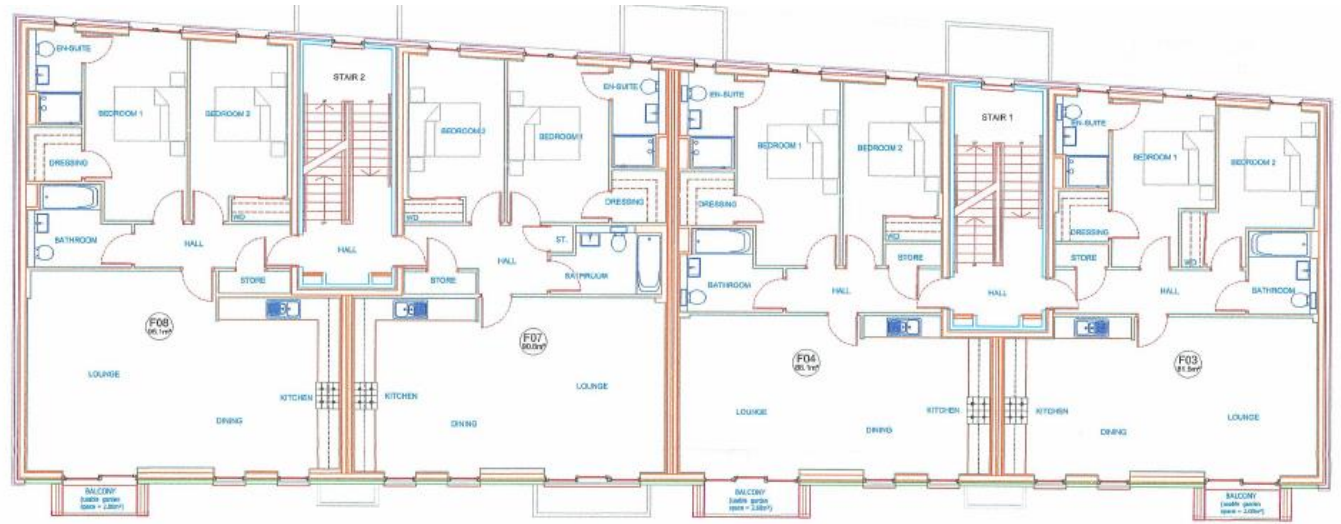
The floors throughout are overlaid with laminate within the main rooms and with lino to the bathroom areas. The walls and ceilings throughout are of plasterboard and painted finish, whilst artificial light is provided by means of low voltage spotlighting. The kitchens benefit from modern floor and wall mounted units with modern appliances set therein.

**ACCOMMODATION**

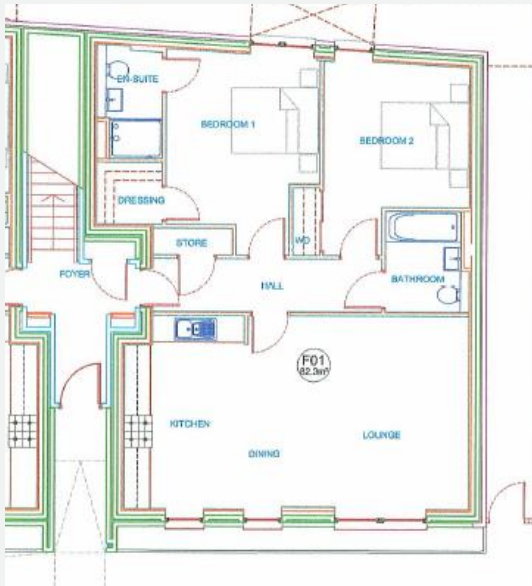
Unit	SQM	SQFT
Flat 1	82.30	889
Flat 3	81.50	877
Flat 4	86.10	927
Flat 5	66.80	719
Flat 6	75.60	814
Flat 9	90.60	975
Flat 10	95.29	1,026
Flat 11	80.10	862
Flat 12	80.10	862

The abovementioned floor areas have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

**INCOME**

The units are currently leased out on Private Residential Tenancies at the following rentals:

Unit	Current Rent p/m
Flat 1	£600
Flat 3	£600
Flat 4	£600
Flat 5	£600
Flat 6	£750
Flat 9	£600
Flat 10	£600
Flat 11	£600
Flat 12	£600

**EPC AND COUNCIL TAX BAND**

Unit	EPC Rating	Council Tax Band
Flat 1	B	E
Flat 3	B	E
Flat 4	B	E
Flat 5	B	E
Flat 6	B	E
Flat 9	B	E
Flat 10	B	E
Flat 11	B	E
Flat 12	B	E

**PRICE**

Offers in excess of £1.2M are invited for our clients interest in the subjects.

**RENTAL POTENTIAL**

Our client has advised they believe the rent that could be achieved is £79,800pa based on recent rentals of similar units.

**VAT**

All prices quoted are exclusive of VAT at the prevailing rate if applicable.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN | 01224 202 800  
James Morrison | james.morrison@shepherd.co.uk

[www.shepherd.co.uk](http://www.shepherd.co.uk)



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION: DECEMBER 2021