

## RESIDENTIAL PORTFOLIO

- > 5 TWO BEDROOM FLATS
- > 4 CURRENTLY LET
- > PROMINENT CORNER POSITION
- > MODERN DEVELOPMENT BUILD IN 2018
- > PRICE – OFFERS IN EXCESS OF £395,000 ARE INVITED

FOR SALE

**RESIDENTIAL PORTFOLIO, DEVERON ROAD/MEADOW STREET, HUNTLY, AB54 8DU**

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## LOCATION

The subjects can be found within the town of Huntly which stands approximately 38 miles north west of Aberdeen City Centre. Huntly can be reached by way of the main A96 which ultimately leads to Elgin and thereafter Inverness.

The subjects themselves are located on the north side of Deveron Road and the West side of Meadow Street. Deveron Road is one of the main thoroughfares in/out of the town in an east/westerly direction and as such the subjects benefit from good accessibility.

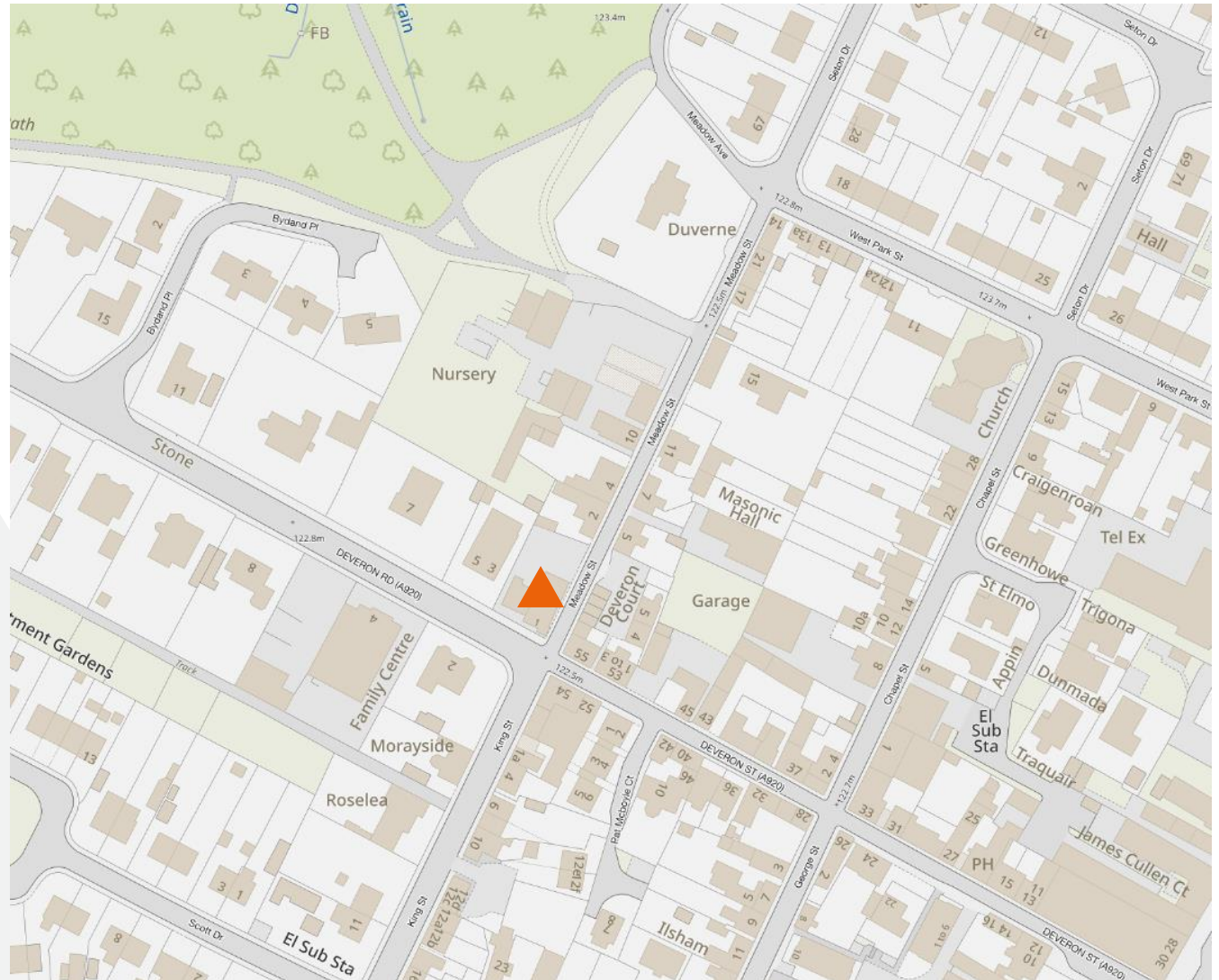
## DESCRIPTION

The subjects comprise five flats located within a modern development of six flats. The main walls are constructed of timber framed inner leaf with an outer leaf of roughcast concrete block incorporating pointed firestone block features. The roof over is timber framed and clad with slates with metal valleys and flashings along with a tiled ridge.

The flats themselves are all generally finished to the same standard. The walls and ceilings are painted plasterboard with the flooring being suspended timber. Heating and hot water is provided from a gas fired combination boiler. Natural lighting is provided by timber double glazed units.

The kitchens are fitted out with wall and base units along with integrated appliances and a sink and drainer. The bathrooms are fitted with white three pieces suite with a shower over the bath.

Each flat benefits from an exclusive parking space.



**ACCOMMODATION**

Address	Size	Beds
1A Deveron Road	66sqm	2
1C Deveron Road	62sqm	2
2A Meadow Street	60sqm	2
2B Meadow Street	52sqm	2
2C Meadow Street	50sqm	2

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

**TENANCY DETAILS**

Each property is currently occupied with rentals as follows:

Address	Rent Per Month
1A Deveron Road	£550
1C Deveron Road	£550
2A Meadow Street	Vacant
2B Meadow Street	£500
2C Meadow Street	£550

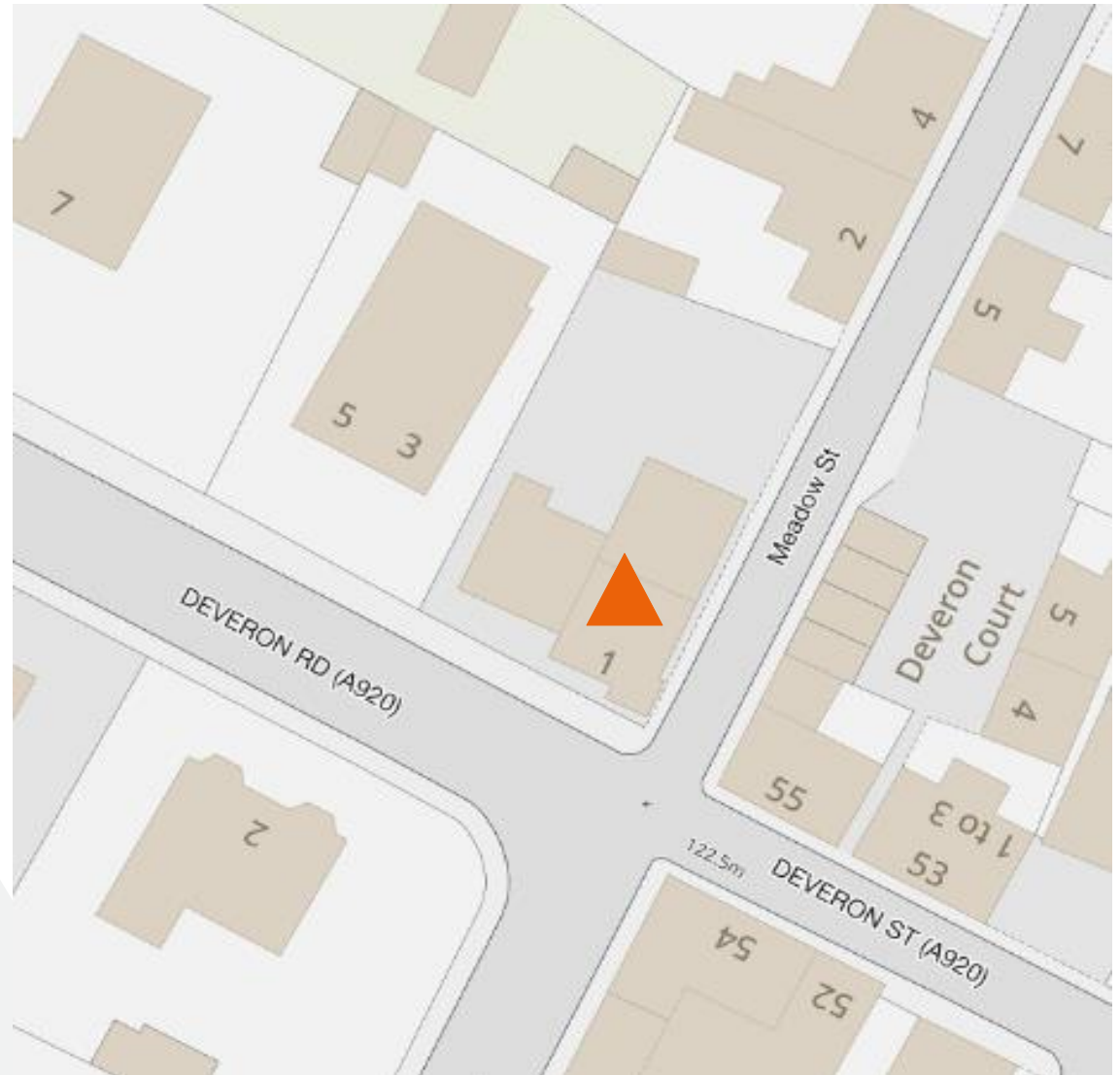
Further information on the leases are available upon request.

**PRICE**

Offers in excess of £395,000 are invited for our clients interest in the subjects.

**VAT**

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



**EPC AND COUNCIL TAX BAND**

Address	EPC	Council Tax Band
1A Deveron Road	B	B
1C Deveron Road	B	B
2A Meadow Street	B	B
2B Meadow Street	B	B
2C Meadow Street	B	B

**LEGAL COSTS**

Each party will be responsible for their own legal costs in the transaction with the purchaser being responsible for any LBTT and Registration Dues where applicable.

**CLOSING DATE**

If you would like to be notified of a closing date, you will be required to note your interest formally to the marketing agent via your legal representative.

**DISCLAIMER**

The affairs, business and property of the Company are being managed by the Joint Administrators. Blair Carnegie Nimmo and Geoffrey Isaac Jacobs are authorised to act as insolvency practitioners by the Institute of Chartered Accountants of Scotland.

The Joint Administrators act without personal liability.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN | 01224 202 800

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: AUGUST 2023**