



**To be sold via unconditional auction
(28-day immediate exchange)**

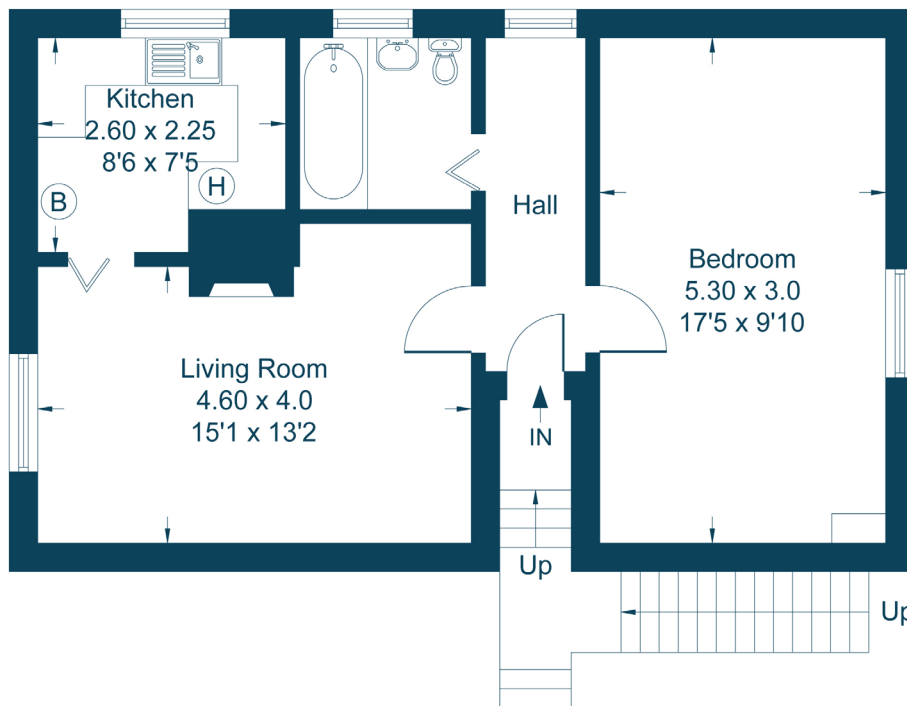


- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE AUCTION
(UNCONDITIONAL 28-DAY / IMMEDIATE EXCHANGE)**
- ✓ Bidding opens on Tuesday 16th March at 14:00 and closes on Monday 22nd March at 14:00 with a GUIDE PRICE of £45,000
- ✓ Freshly decorated upper floor flat
- ✓ Excellent buy-to-let investment property, competitively priced for a quick sale
- ✓ Estimated gross rental yield = 11.3% (based on guide price)
- ✓ Gas central heating and UPVC double glazing
- ✓ Sizeable living room (199 sq ft) with plenty of south-west facing light
- ✓ Good-sized bedroom (159 sq ft)
- ✓ Located within a short distance from Aberdeen City Centre, Beach Boulevard, Botanical Gardens, University of Aberdeen + a wide range of amenities





Floorplan



Property Particulars



Living Room
15.10ft x 13.20ft
(4.60m x 4.00m)



Kitchen
8.60ft x 7.50ft
(2.60m x 2.25m)



Bedroom
17.50ft x 9.10ft
(5.30m x 3.30m)



Bathroom
5.10ft x 5.70ft
(1.80m x 1.72m)



Gross Internal
Floor Area (approx.)
481 sq ft (44.74 sq m)

Overview

A first-floor flat located within a short distance from Aberdeen City Centre, Beach Boulevard, Botanical Gardens and the University of Aberdeen. Being in such a great location, our research points to an achievable rent of £425+ per calendar month or 11.3% single let gross yield (approx.) based on the guide price. The property will also make an excellent owner-occupied first-time buyer home. The property has an Energy Performance Rating 'D' and is competitively priced for a fast open market auction sale.

Description

The accommodation has been neutrally decorated throughout with coordinated flooring. Through the corridor, to your immediate left is the sizeable living room (199 sq ft) that draws in plenty of south-west facing light. This space directly connects with a fully fitted kitchen (65 sq ft). To your right is a good-sized bedroom (159 sq ft) that overlooks the front of the property. The fully fitted 3-piece suite bathroom is further along to the left (29 square feet). The property comes with a fence grassed area to the rear that exclusively belongs to the owner.



Energy Rating

At an EPC rating of D is in the middle of the range (from A, the best, to G, the worst). Most of the older properties here will have ratings of F or G, and some of the newer ones could score as high as B. It's very unlikely that any of them will rate an A, since that would indicate a home that costs nothing to heat and light, which is really pretty rare. For its age, a score of D is pretty good, and means that it's likely to cost a lot less to heat than most properties in the street.

Score Energy Rating

92+

A

81-91

B

69-80

C

55-68

D

63 | C

39-54

E

21-38

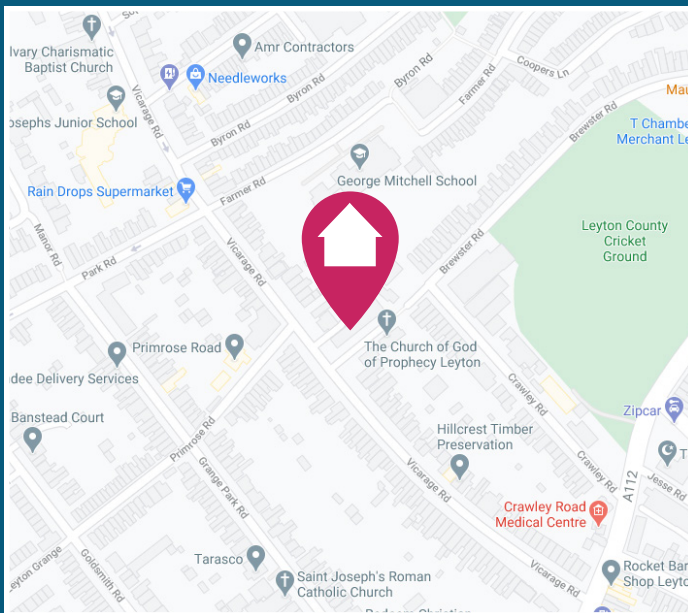
F

1-20

G



Location



The property is conveniently located close to Aberdeen City Centre, Beach Esplanade and 11-acre Botanical Gardens as well as a number of parks and green spaces. There is a wide range of convenience stores, supermarkets, shops, takeaways and restaurants - all connected by excellent transport links. Aberdeen train station and Royal Infirmary are a respective 9 minute and 7 minutes drive away from the property.



Nearby Schools

- ✓ Seaton Primary School
- ✓ St. Peter's Roman Catholic Primary School
- ✓ Sunnybank Primary School
- ✓ Kittybrewster Primary School
- ✓ Riverbank Primary School
- ✓ Woodside Primary School

More Information

- ✓ **Auction Terms + Conditions**
- ✓ **Anti-Money Laundering (AML) Requirements**
- ✓ **Access Auction Legal Pack** (registration required)
- ✓ **Auction Buyer's Guide**

Our enquiry line - **0800 044 3797** - is open 24/7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

Viewings

Viewings available 7 days a week.

All viewers must observe our COVID-19 Viewing Policy

Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license). For a full list of requirements please see the legal pack documents.

Buyer Reservation Fee

A £2,000 + VAT (non-refundable) reservation fee and a £125 + VAT processing fee will be due from winning bidder.