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**8X PROPERTY PORTFOLIO, ABERDEEN, SCOTLAND**

**FIXED PRICE £600,000**

# INVESTMENT OPPORTUNITY - ABERDEEN, SCOTLAND

## 8 PROPERTY PORTFOLIO



An exciting investment opportunity has arisen to acquire an established portfolio of 8 flats all in close proximity to Aberdeen University. Seven of the eight flats are currently tenanted, generating an annual income of around £52,200 at full occupancy. There is scope to materially increase the rents on the portfolio. All flats are presented in good order and can be viewed at a buyer's request.

53 Erskine Street, Aberdeen, AB24 3NR  
Currently let at £500 pcm 1 bed flat

49 Erskine Street, Aberdeen, AB24 3NR  
Currently let at £405 pcm 1 bed flat

44 Elmbank Terrace, Aberdeen, AB24 3NN  
Previously let at £1,000 pcm 3 bed flat. Vacant. HMO.

28 Merkland Road East, Aberdeen, AB24 5PT  
Currently let at £450 pcm 1 bed flat

20 Orchard Street, Aberdeen, AB24 3DL  
Currently let at £475 pcm 1 bed flat

1 Erskine Street, Aberdeen, AB24 3NP  
Currently let at £500 pcm 1 bed flat

39 Erskine Street, Aberdeen, AB24 3NR  
Currently let at £500 pcm 1 bed flat

33 Erskine Street, Aberdeen, AB24 3NP  
Currently let £520 pcm 1 bed flat

Aberdeen is a city in the north-east of Scotland and is often known as the "Granite City" because many of its buildings were constructed using locally quarried grey granite. Located on the North Sea coast, Aberdeen has a rich maritime history and has long been an important centre for fishing, shipbuilding, and trade. In the late twentieth century, the discovery of North Sea oil transformed the city into a major hub for the energy industry, bringing economic growth and international investment. The city is home to the historic University of Aberdeen, one of the oldest universities in the English-speaking world. Aberdeen also offers a variety of cultural attractions, including museums, galleries, parks, and theatres. Its sandy beach and nearby countryside provide opportunities for outdoor recreation. Today, Aberdeen combines its historic heritage with modern industry and innovation, making it one of Scotland's most important and dynamic cities.

**VIEWING:** Strictly by appointment with Geo & Jas Oliver WS.

**FIXTURES & FITTINGS:** Included in the sale are all carpets, lighting and bathroom fittings.

**HOME REPORT:** As the properties are being sold as a portfolio, there is no requirement to provide a home report.

**EPC:** Available up on request

**VIEWING:** By appointment with Geo and Jas Oliver W.S.

**IMPORTANT NOTICE:** Interested parties are advised to have their interest noted through their Solicitors. The seller shall not be bound to accept the highest or, indeed any offer. These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars; the statements or plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic device at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters. As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

**INTERNET WEBSITES:** All our properties can be viewed at [www.gandjoliver.co.uk](http://www.gandjoliver.co.uk) as well as [www.onthemarket.com](http://www.onthemarket.com), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.propertywindow.com](http://www.propertywindow.com).