

# DM HALL

For Sale

Student  
Accommodation/  
Holiday Lets

35-37 Upper Craigs  
Stirling  
FK8 2DG





# Property Details

- Excellent City Centre location
- Recently converted Student Accommodation
- Provides attractively presented and good quality accommodation.
- Offers in the region of £2.3 million are being sought for the heritable asset, goodwill, fixtures and fittings.

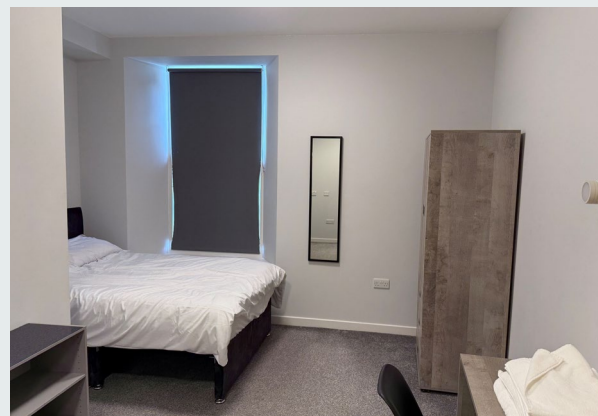
## LOCATION

The subjects are situated on the Northern side of Upper Craigs, on the corner of the junction with Cameronian Street, in close proximity to the A811 road route which is one of the main routes through Stirling City Centre.

Stirling itself comprises an important town within Central Scotland lying upon the banks of the River Forth approximately 26 miles Northeast of Glasgow and some 30 miles Northwest of Edinburgh. The city forms the main administrative centre for the surrounding district providing extensive retail, leisure and local government facilities. Additionally, the city has a well renowned University.

The city enjoys a relatively diverse economic base. Tourism is particularly important to Stirling during the summer months with a large number of visitors attracted to the city and its surrounding historic sites and monuments including the Bannockburn Heritage Centre, Stirling Castle and Wallace Monument; Stirling is also regarded as the gateway to the Trossachs.

The property lies within a mixed area, characterised primarily by commercial subjects at ground floor level with residential tenements above.





## DESCRIPTION

The subject comprises a traditional three storey and basement property, which has been converted into student accommodation with 22 ensuite bedrooms set out within cluster flats including kitchen and living accommodation.

Each bedroom includes an ensuite in addition the bedrooms have a small double bed, a workstation and storage. The bedrooms typically range from circa 12 to 16 m<sup>2</sup>, other than the two accessible rooms on the ground floor which extend to circa 20 m<sup>2</sup>.

The kitchens all have integrated appliances with the ground floor kitchen having adjustable height sink and hob for occupiers with limited mobility.

The upper floors are split into two separate blocks on each floor, which allows the subject to be flexibly managed, which effectively comprises four self-contained flats.

## ACCOMMODATION & FLOOR AREAS

The property extends to a gross internal area of approximately 623sq. m. (6,710 sq ft)

**Basement Floor:** Bicycle storage, secure storage, and plant room

**Ground floor:** 2 accessible ensuite bedrooms, large common kitchen/living/dining room, laundry room

### First Floor

**East :** 7 ensuite bedrooms

**West:** 4 ensuite bedroom cluster flat with kitchen/dining/living room

### Second Floor

**East:** 5 ensuite bedroom cluster flat with separate kitchen/dining and living rooms

**West:** 4 ensuite bedroom cluster flat with kitchen/dining/living room





## SERVICES

The property benefits from mains supplies of gas, electricity and water. The property benefits from super fast fibre to the building.

## TENURE

Heritable

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is:

35 Upper Craigs: C (75)

35A Upper Craigs: C (79)

37 Upper Craigs: C (80)

37A Upper Craigs: C (78)

## NON DOMESTIC RATES

The subjects have a council tax as:

First floor left: D

Ground and first right: F

Second floor left: D

Second floor right: D

Exemption as student accomm

## THE BUSINESS

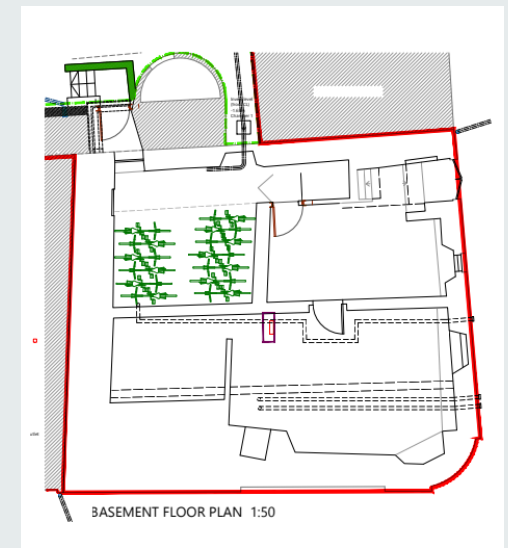
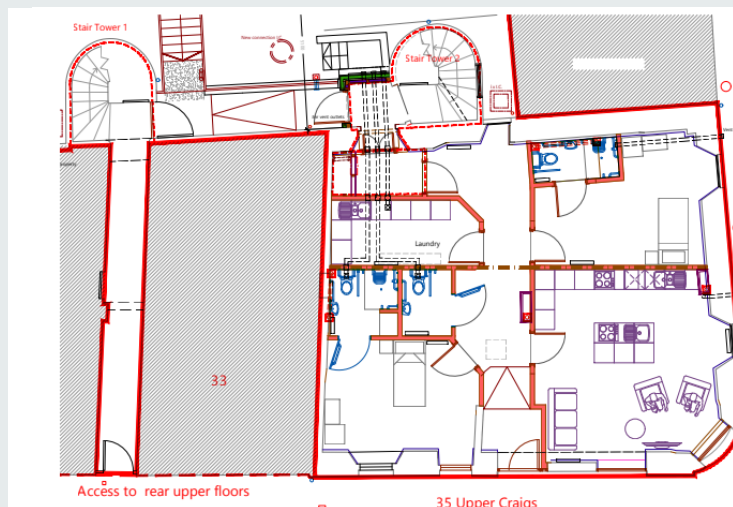
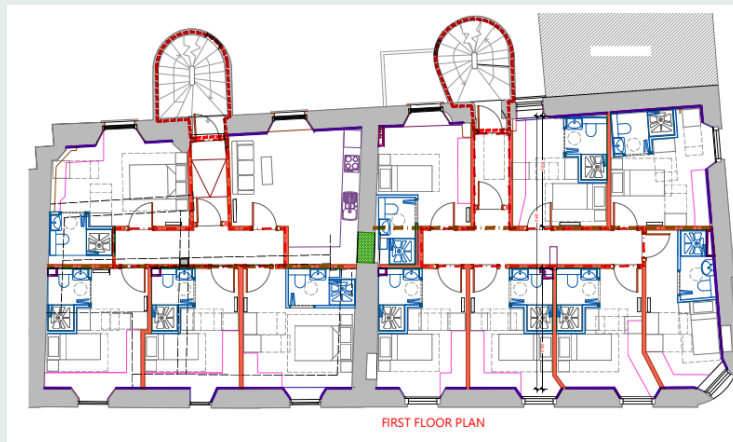
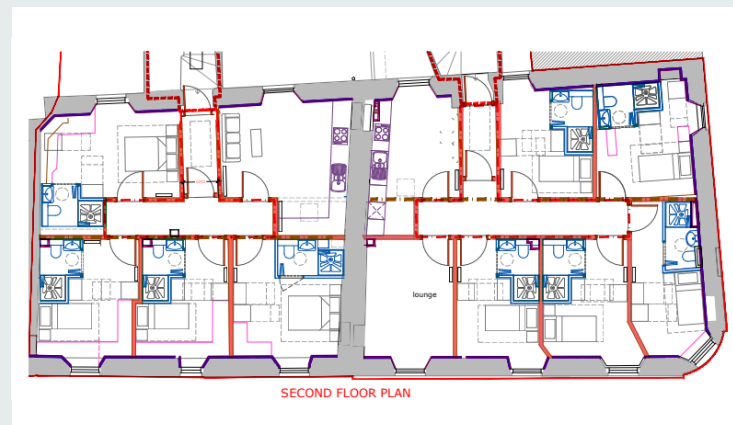
### BUSINESS OVERVIEW

The rental income, as with this type of operation, will vary depending upon the time of the academic year. The property is currently managed by an agent on behalf of the owner whose office is next door. All 22 rooms are let for the current 2025/26 academic year running for 43 weeks at a rental of circa £170 per week (£730 per calendar month). The property has been let at full capacity for the student academic years since its opening in September 2022.

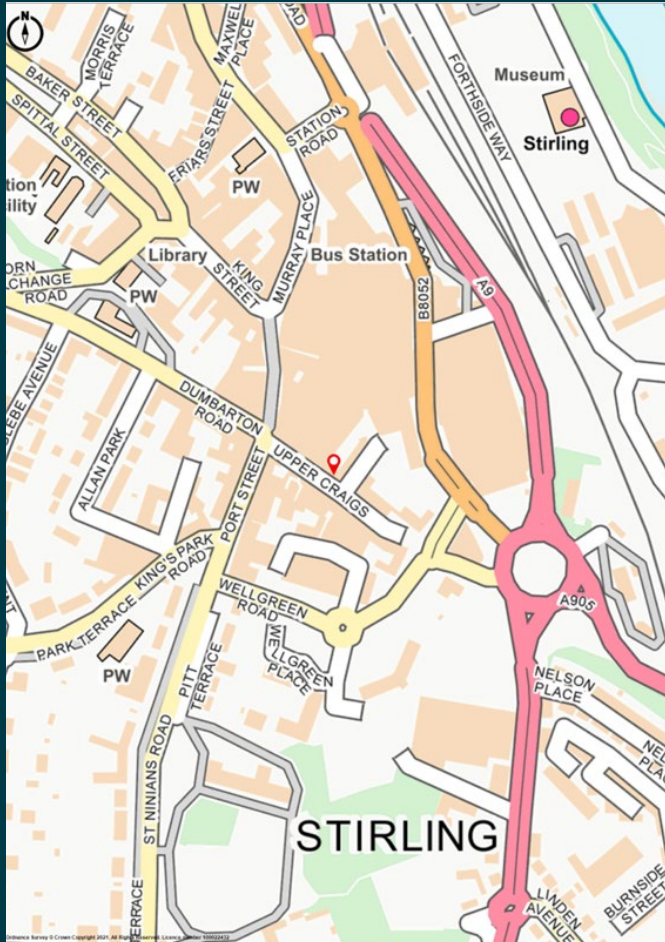
The property has been operated as holiday lets for the months of July and August during the summer outwith the academic year.

### TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.



# Property Details



## OTHER MATTERS

### PROPOSAL

Our client seeks offers in the region of £2.3 million for the heritable asset, goodwill, fixtures and fittings.

### LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

### VAT

VAT maybe charged on the property.

### VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents.

### ANTI MONEY LAUNDERING:

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

## Make an enquiry

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**DM HALL**



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