

# Lot 27

Vacant

## 30 & 32 Merkland Road & 30 Spital, Aberdeen, AB24 3HY

Heritable Student Accommodation with Car Parking



### Key Details

- Prominent corner location close to Aberdeen University main campus
- Former care home now split into student flats with 20 bedrooms
- Three 3 bedroom flats, one 5 bedroom flat and one 6 bedroom flat
- Aberdeen University is home to 14,500 students
- VAT-free investment

### Location

Miles: 67 miles north-east of Dundee  
Roads: A90, A96  
Rail: Aberdeen Railway Station  
Air: Aberdeen Airport

### Situation

Aberdeen is the third largest city in Scotland, known globally as a hub for the oil and gas sector. The property is situated on the east side of Spital, a main route from the city centre to Old Aberdeen and the Aberdeen University campus. The property occupies a prominent corner position at the junction with Merkland Road. The immediate area is largely residential including private housing and student accommodation.

### Description

The property comprises a former care home which was converted in 2011 to provide purpose built cluster style student accommodation. There is a two storey granite cottage fronting Spital with later additions to the north and east of the cottage constructed around the 1980s. The property is located within the Old Aberdeen/Balgownie conservation area. Comprising five separate cluster flats planned over ground, first and second floors and offering a total of 20 bedrooms with on site parking for 6 cars. Please see the legal pack for further details of each flat.

### Tenure

Heritable.

### VAT

VAT is not applicable to this lot.

### Viewings

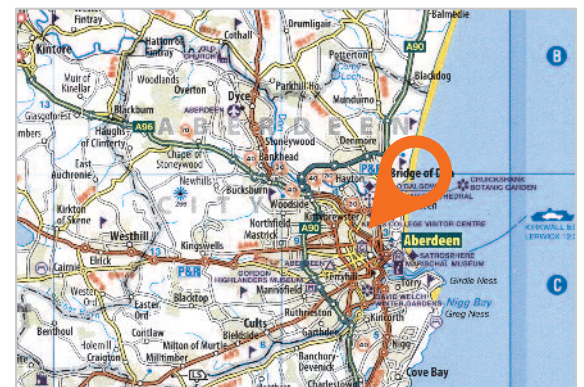
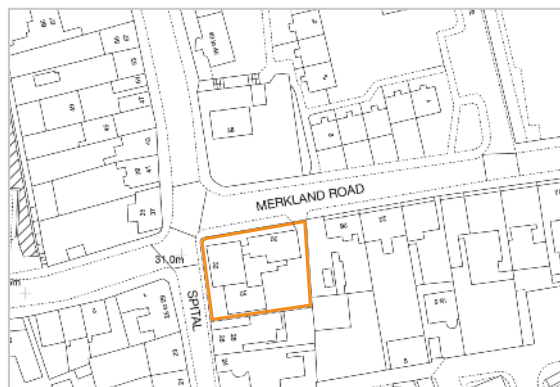
Please contact Mhairi Archibald (0771 8899341)

### Energy Performance Certificate

see legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

## Tenancy and accommodation

Accommodation	Unit	Floor Areas (Approx)		Possession
Flat 1	Bedroom 1	12 sq m	(129 sq ft)	Vacant
	Bedroom 2	12 sq m	(129 sq ft)	
	Bedroom 3	12 sq m	(129 sq ft)	
	Bedroom 4	12 sq m	(129 sq ft)	
	Bedroom 5	16.20 sq m	(174 sq ft)	
Flat 2	Bedroom 1	9.75 sq m	(105 sq ft)	Vacant
	Bedroom 2	9.86 sq m	(106 sq ft)	
	Bedroom 3	10.46 sq m	(113 sq ft)	
Flat 3	Bedroom 1	12.17 sq m	(131 sq ft)	Vacant
	Bedroom 2	11.23 sq m	(121 sq ft)	
	Bedroom 3	9.15 sq m	(98 sq ft)	
Flat 4	Bedroom 1	13.14 sq m	(116 sq ft)	Vacant
	Bedroom 2	13.26 sq m	(120 sq ft)	
	Bedroom 3	10.77 sq m	(114 sq ft)	
	Bedroom 4	11.12 sq m	(118 sq ft)	
	Bedroom 5	10.59 sq m	(114 sq ft)	
	Bedroom 6	10.94 sq m	(118 sq ft)	
Flat 5	Bedroom 1	12.97 sq m	(140 sq ft)	Vacant
	Bedroom 2	9.88 sq m	(106 sq ft)	
	Bedroom 3	9.15 sq m	(98 sq ft)	
Total Bedroom Floor Areas (excluding common areas, kitchens and bathrooms)		228.64 sq m	(2,408 sq ft)	



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationary Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

**Acuitus**  
**Peter Mayo**  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
[peter.mayo@acuitus.co.uk](mailto:peter.mayo@acuitus.co.uk)

**Seller's Solicitors: Ennova Law**  
**Bill Gibson**  
+44 (0)131-662 4555  
[bgibson@ennova-law.com](mailto:bgibson@ennova-law.com)