



**FORBES PROPERTY**  
PROPERTY, LETTING & MORTGAGE ADVICE

# FLAT FOR SALE

40B Merkland Road East  
Aberdeen AB24 5PT

Offers over £50,000



Living room



Kitchen



Bathroom



Property

## Features

- ✓ GROUND FLOOR FLAT
- ✓ 1 BEDROOM
- ✓ ELECTRIC HEATING
- ✓ DOUBLE-GLAZING
- ✓ COUNCIL TAX BAND A
- ✓ EPC RATING D

About The

## Property

The accommodation comprises a living room, shower room, kitchen and one bedroom.

The property is a ground-floor flat and benefits from electric central heating and is fully double-glazed.

Situated near Pittodrie Stadium, Aberdeen College, on the bus route and within walking distance to the local convenience stores.

Why

## Choose Us

Forbes Property is an established estate agency that has been operating in the north east of Scotland since 1988.

During this period, we have worked closely with the local community to build an established reputation that is commended for our friendly service, approachability, and professionalism.

FOR MORE DETAILS:  
01346 517124

68 Broad Street,  
Fraserburgh, AB43 9AS

VISIT OUR WEBSITE  
[WWW.FORBESPROPERTY.CO.UK](http://WWW.FORBESPROPERTY.CO.UK)

# Accommodation Key Features

## **Location:**

Ground floor, one-bedroom flat near Pittodrie Stadium, home to Aberdeen Football Club.

## **Proximity:**

Close to Aberdeen College, ideal for students or professionals.

## **Living Space:**

Well-proportioned living room, fully equipped kitchen, and spacious bedroom.

## **Accessibility:**

Ground-floor flat offering easy access with no stairs.

## **Local Amenities:**

Close to shops, restaurants, and public transport links.

## **Convenience:**

Perfect for football fans, students, and those working in the city centre.

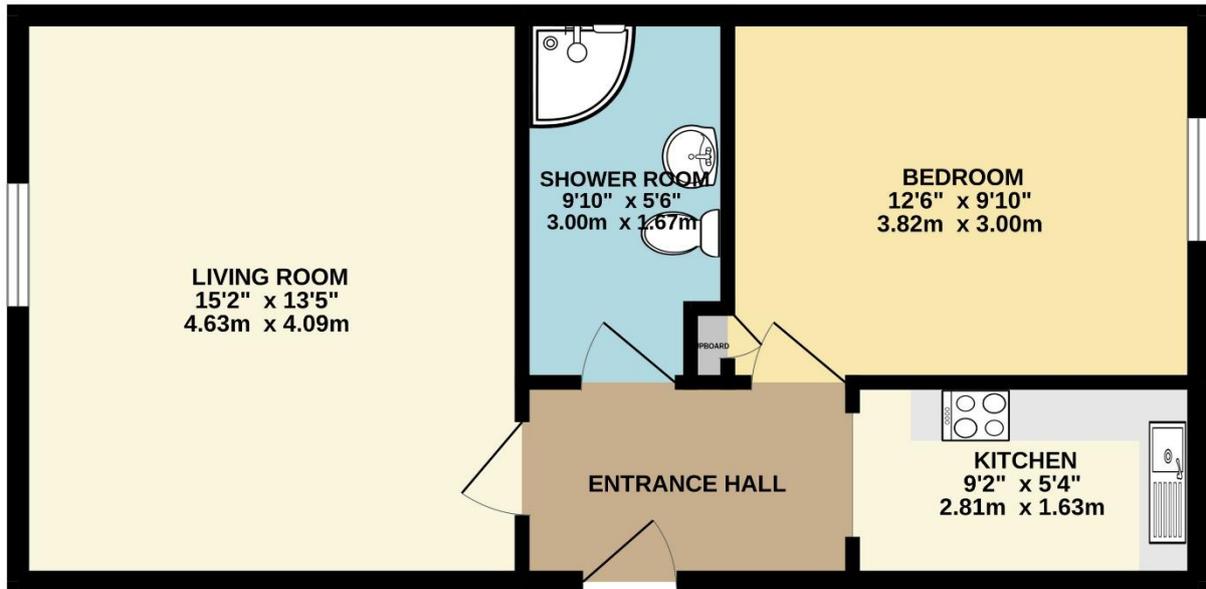
## **Rental opportunity:**

Great Buy -to-let opportunity, with a rental value of between £450 - £600 per calendar Month. This property has been tenanted and has been constantly rented for the last 15 years so it has a good rental history

[Don't miss the opportunity to make this modern 1-bedroom property yours. Contact us for a viewing and experience the epitome of contemporary living.](#)

# Floor plan

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Entrance



# Living Room

(4.70m x 4.09)



# Bathroom

(3.00m x 1.67m)



# Bedroom

(3.82m x 3.00m)



# Kitchen

(2.81m x 1.64m)

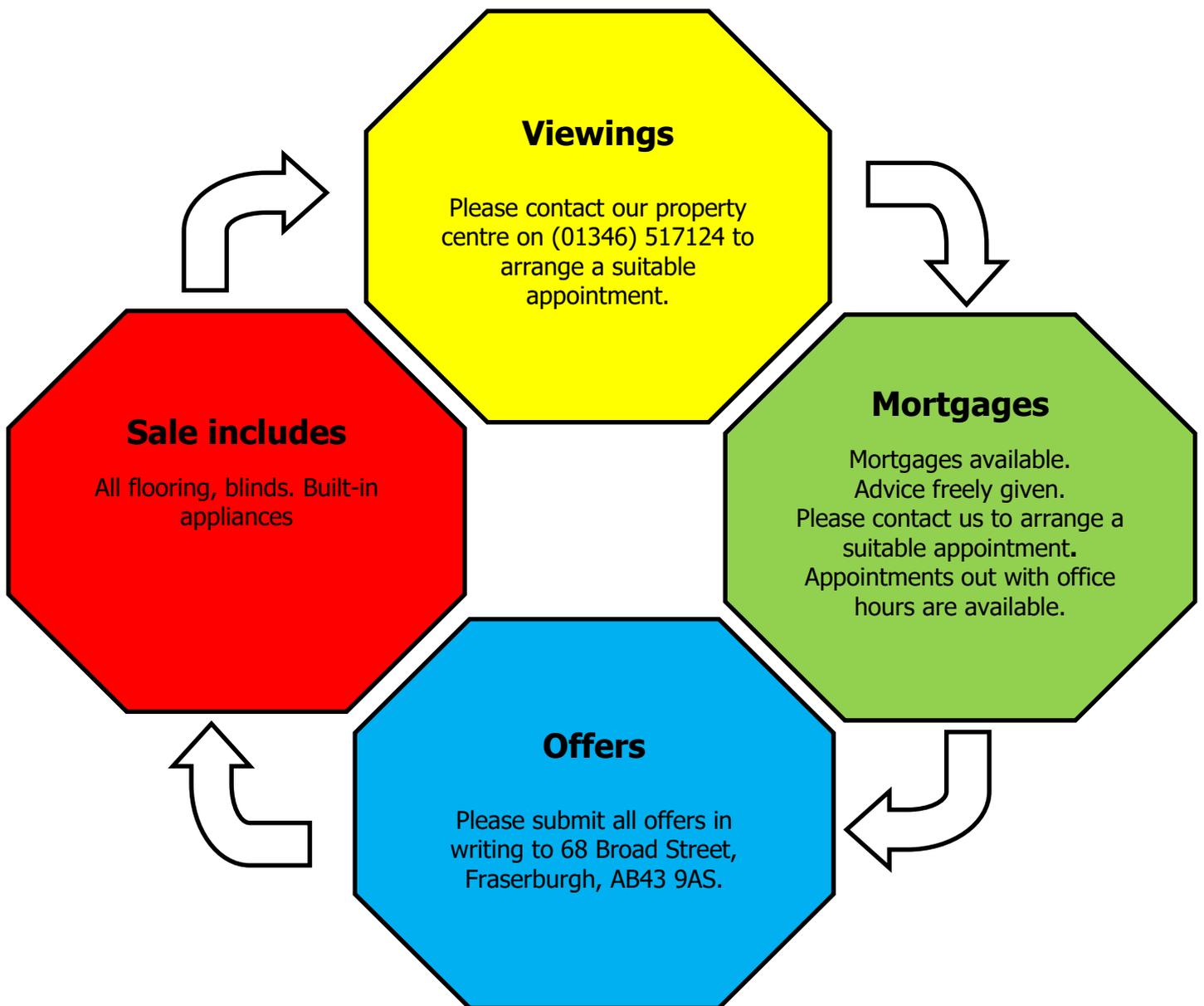


## Bin Area and Storage



## Pittodrie Stadium





**Please Note:** Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.