

**FOR SALE
BY ONLINE
AUCTION**

**AUCTION DATE: 10TH
February 2026**

GIA: 285.16 sqm (3,069 sqft)

Previously used as an HMO

**Redevelopment opportunity
subject to purchaser obtaining
appropriate consents**

Guide Price : £50,000

On the instructions of :



9-11 ALTONREA GARDENS, DYCE, ABERDEEN, AB21 7NQ

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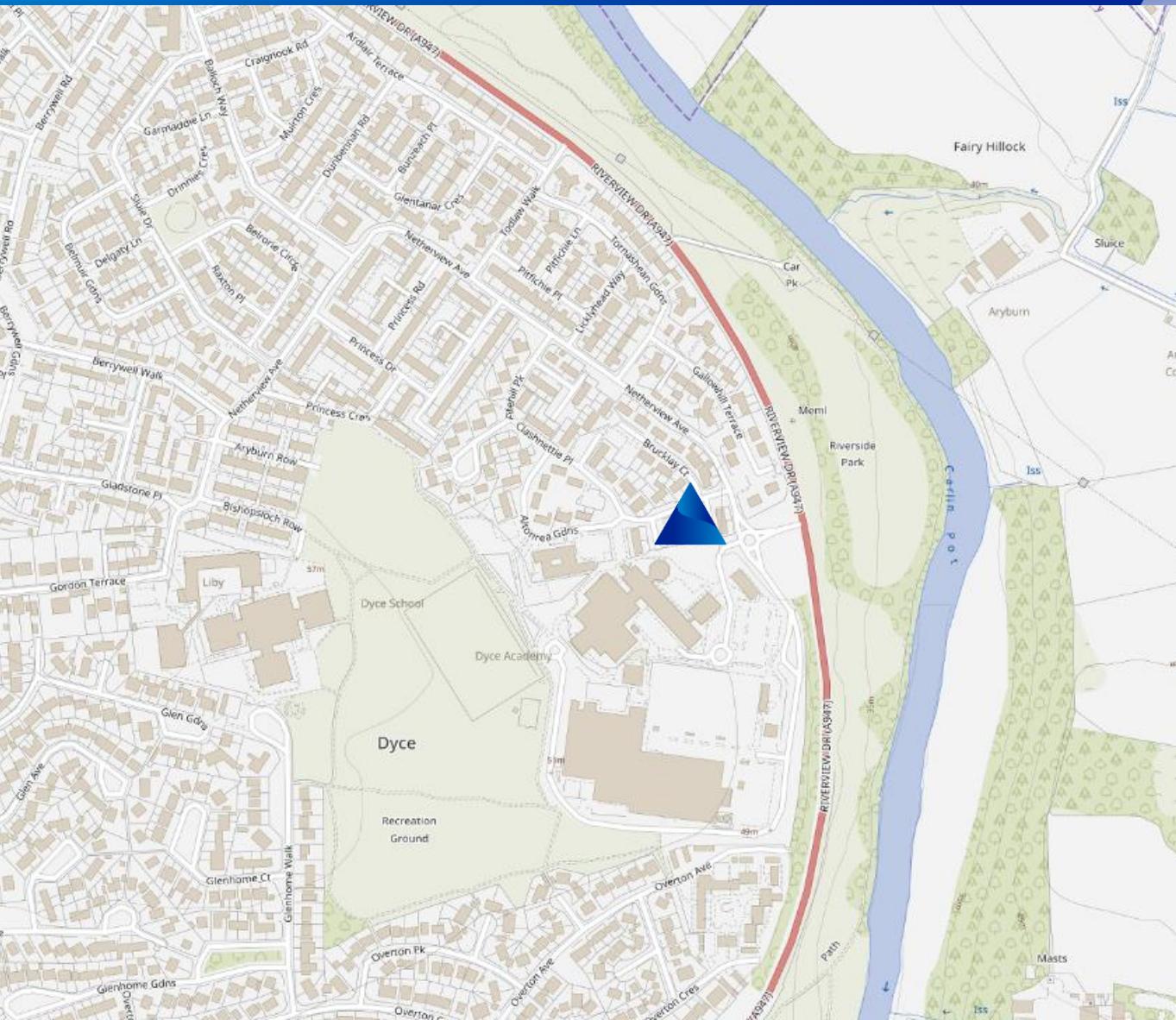


SHEPHERD
PROPERTY AUCTIONS



Location

9-11 ALTONREA GARDENS, DYCE,
ABERDEEN, AB21 7NQ



Redevelopment opportunity subject to obtaining appropriate consents

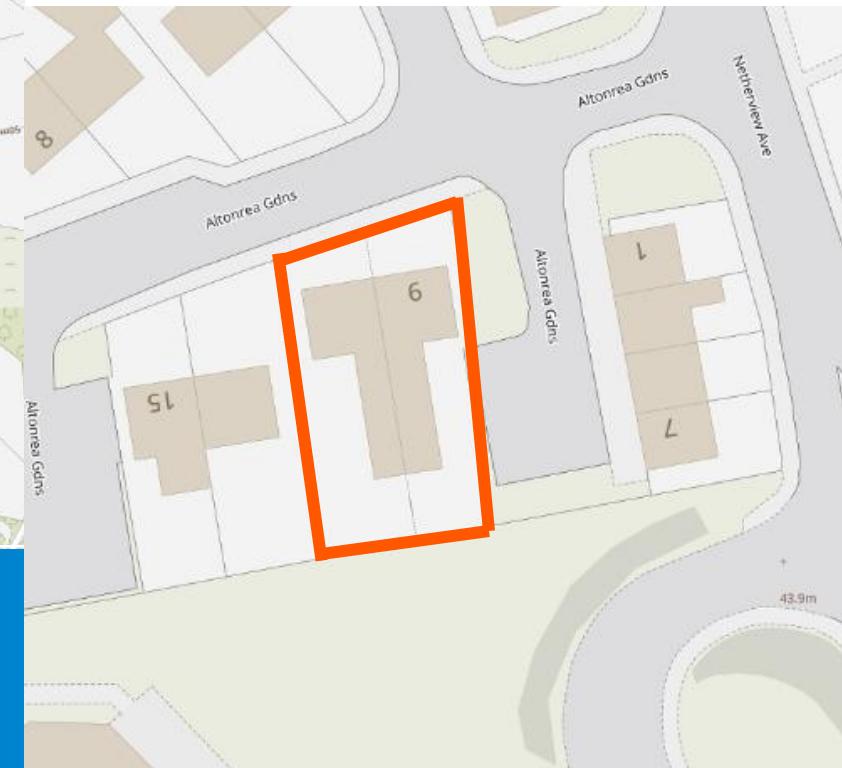


[FIND ON GOOGLE MAPS](#)

The subjects are located within the popular suburb of Dyce which is located approximately 6 miles to the north west of Aberdeen City Centre.

The property itself is located on the south side of Altonrea Gardens opposite its junction with Brucklay Court and is just a short distance from Riverview Drive, one of the main arterial roads in Dyce.

To the south of the subjects lies Dyce Academy along with Asda, Boots, Duncan & Todd and Tan Allure.





Description

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The subjects comprise of a detached two storey and attic property of timber frame construction with concrete block walls externally rendered along with a single storey extension of blockwork construction both with a tile roof over.

Internally, at ground floor, there are two en-suite bedrooms, a bedroom, kitchen & dining area, living room, utility room and store rooms.

First floor can be accessed via a staircase at either side of the property where there are 6 bedrooms, 2 bathrooms and storage areas.

The walls and ceilings are plasterboard throughout with the flooring being a mixture of finishes.

Accommodation

The subjects have been measured on a gross internal area and provide the following accommodation:

	SQM	SQFT
Ground Floor	179.78	1,935
First Floor	105.38	1,134
Total	285.16	3,069



The Detail

9-11 ALTONREA GARDENS, DYCE,
ABERDEEN, AB21 7NQ

Auction Date

The auction will be held on the 10th of February 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £50,000.

Council Tax Band

The subjects have 6 entries due to it being an HMO all sitting in Band A.

Buyer Fees

The buyer's fee is 3% + VAT subject to a minimum of £3,000 + VAT

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

See Legal Pack.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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James Cavanagh

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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