

# Portolio



**19N POLMUIR ROAD**

Aberdeen, AB11 7RS



**Fixed Price £169,995**

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An attractive and well-proportioned 3-bedroom ground floor flat located in the highly desirable Ferryhill district, just south of Aberdeen city centre. The property is situated within a modern residential development and is being sold with tenants in situ, offering a ready-made buy-to-let property investment opportunity. The accommodation comprises an entrance hallway, a bright and spacious living room, well-appointed kitchen, a principal bedroom with an en-suite shower room, two further bedrooms, and a main bathroom with WC. The property benefits from double glazing, gas central heating (via Ideal Max Combi 2 C24 boiler) and an allocated private parking space.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since May 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £13,800, which represents an immediate yield of 8.1%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £180K. The communal areas are managed by Trinity Factors for approximately £1500 per year.

Located in the sought-after Ferryhill area, the property enjoys close proximity to Aberdeen's city centre, rail and bus links, Duthie Park, and local shops. Ferryhill's residential appeal and excellent amenities make it a prime area for rental investment.

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# FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- Current rental £1150pm
- Current Yield 8.1%
- EPC Rating C
- 88 sq m
- HR £180K
- Furnished Let
- No buyer fees



## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.