



# Portfolio

**1/L, 141 CLEPINGTON ROAD**

Dundee, DD3 7NZ

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**Fixed Price £71,995**

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Tenanted 1 bedroom traditional first floor flat in a popular area of Dundee. This tenanted buy-to-let investment property presents an ideal opportunity for investors seeking a well-maintained property with immediate rental income. Positioned within a traditional tenement building, the flat extends to approximately 44 sq m and combines classic period charm with modern enhancements. The property is being sold with a tenant in situ, offering a turnkey investment in a consistently in-demand rental location. Accommodation comprises: spacious lounge with attractive period features including fireplace, picture rail and traditional wood panelling around windows, fitted kitchen, bright double bedroom with fitted mirrored wardrobes and en-suite shower cubicle, and separate bathroom. The property benefits from having gas central heating, double glazing, and being fully compliant for the rental market.

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 June 2024, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,900, which represents an immediate yield of 9.6%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £75K.

Situated close to a range of local amenities and well served by public transport, this location is popular with a variety of tenant types, including professionals and students, thanks to its proximity to the city centre, universities, and local employers.

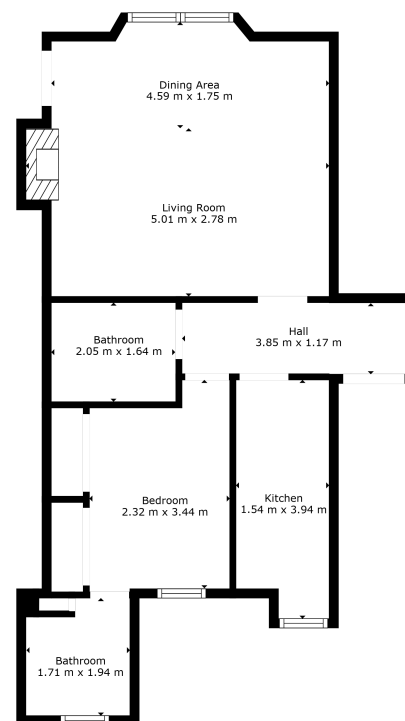
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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Current Rental £575pm
- EPC Rating C
- Unfurnished Let
- No Buyer Fees
- 46 sq m
- Current Yield 9.6%



**TOTAL: 48 m<sup>2</sup>**  
 FLOOR 1: 48 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, WALLS: 5 m<sup>2</sup>  
 Floorplan Created By EstateLenz@2025



### 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.