

Portfolio

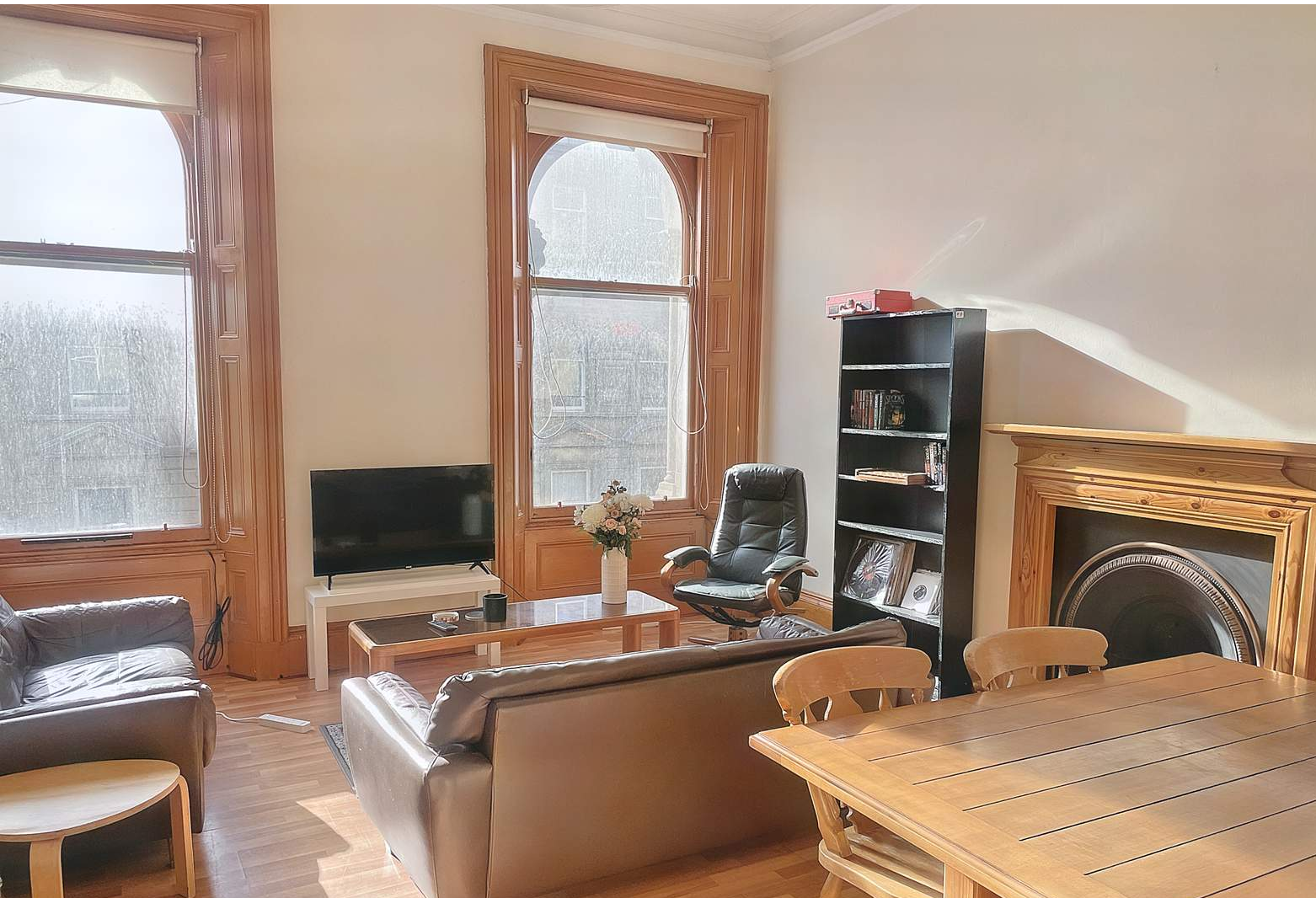


93C COMMERCIAL STREET

Dundee, DD1 2AF

Fixed Price £157,995

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Tenanted 3 bedroom HMO compliant investment property. This buy-to-let apartment is located within a listed building and is full of character and period features. The property is located on the second floor and comprises a spacious hallway, double window living room with feature fireplace, modern kitchen, three double bedrooms and a bathroom with shower. The property benefits from city centre location, gas central heating, 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 October 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £11,160. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £180K.

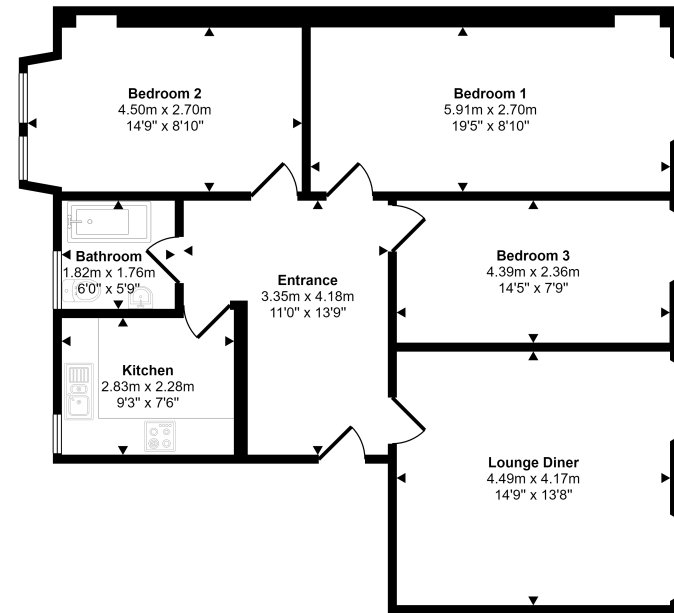
Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walkable, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, while Dundee airport also offers flights to London City Airport.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully HMO Compliant
- 3 Bedrooms
- Home Report : £180,000
- Current rental £930pm
- Current Yield 7.1%
- No Buyer Fees
- EPC Rating: C
- 99 sq m

Approx Gross Internal Area
86 sq m / 925 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.