

# Portolio



**55 HAMMERMAN AVENUE**

Aberdeen, AB24 4SE



**Fixed Price £154,995**

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Tenanted 2 bedroom buy-to-let investment property lying northwest of Aberdeen city centre. This property is located on the ground floor of a modern development built in 2013 and has a £15K discount on the Home Report value. The property comprises an entrance hallway, a bright open plan living room/kitchen, two bedrooms, and a bathroom. The property benefits from double glazing, gas central heating, well kept communal areas, and residents' underground parking.

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 a resident since January 2024 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,800. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £170K. Factor fee £87.47 per month

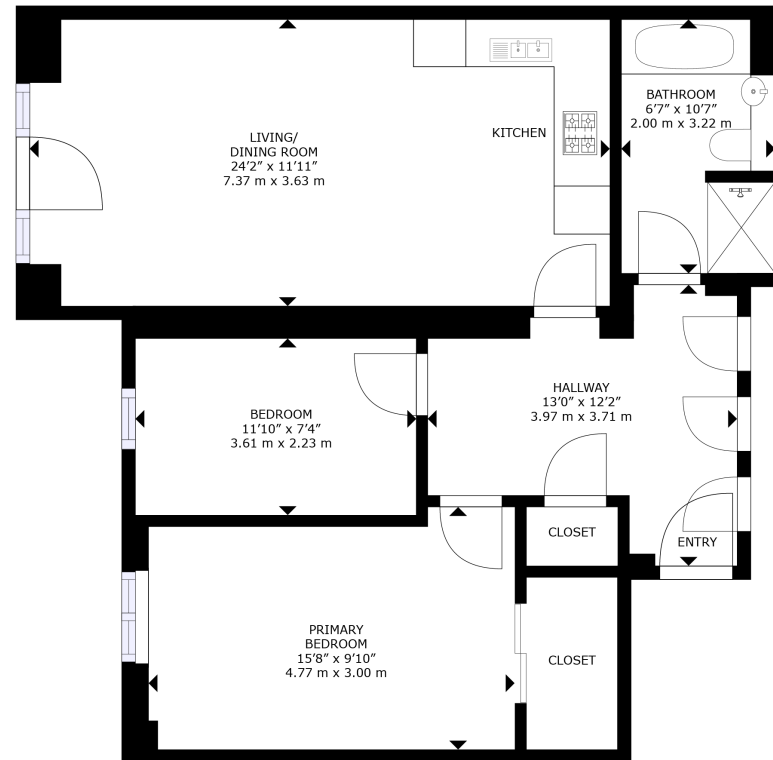
Aberdeen is a city in North East Scotland and is the third most populous Scottish city with a population of circa 200,000. The property is located in the Hilton area of Aberdeen which lies northwest of Aberdeen city centre.

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## FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- 2 Bedrooms
- Home Report £170K
- Discount £15,000
- Current rent £900pm
- Current yield 7%
- Furnished Let
- EPC Rating C



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 820 sq. ft, 76 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### 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.