

# Portolio



## 41F SUMMERFIELD TERRACE

Aberdeen, AB24 5JE

**Fixed Price £64,999**

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Tenanted 2 bedroom property buy-to-let investment in central Aberdeen. This investment property is located on the 2nd floor of a traditional tenement with the accommodation comprising a hallway, open plan kitchen/lounge, 2 double bedrooms, and a bathroom with electric shower. The property benefits from having double glazing, gas central heating, rear garden and is 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 2022 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,300 representing an immediate yield of 9.7%. There is scope to increase rental for a future tenancy and secure a yield of 14%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £65K.

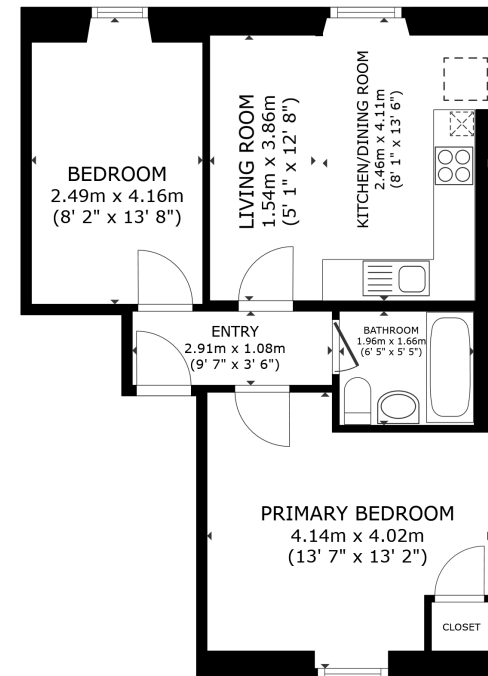
Aberdeen is a city in North East Scotland, and is the third most populous Scottish city with a population of circa 200,000. Summerfield Terrace provides easy access to the city centre, Aberdeen University, and Aberdeen Royal Infirmary.

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £65,000
- Current Rental £525pm
- Current Yield 9.7%
- Furnished Let
- 48 sq m
- EPC Rating: C
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 48.5 m<sup>2</sup> (522 sq. ft.)  
TOTAL : 48.5 m<sup>2</sup> (522 sq. ft.)

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 floor plan 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.