

A row of three stone buildings with dormer windows and satellite dishes. The buildings are constructed from light-colored stone blocks and have white-framed windows and doors. The roofs are covered in grey slate tiles. A large chimney with several pots is visible on the roof of the middle building. The sky is blue with scattered white clouds.

# Portolio

## 3 THOMS BUILDINGS

Gourdon, Aberdeenshire DD10 0LQ

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**Fixed Price £64,995**

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Tenanted 2 bed property investment in Gourdon with a current yield of 9.1%. The accommodation is split over 2 floors with the first floor having a lounge and dining kitchen. The 2nd floor has 2 bedrooms, bathroom with electric shower. The property benefits from 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 August 2024 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%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £70K.

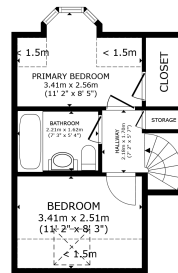
Gourdon is a coastal fishing village in Aberdeenshire. The village is approximately 1 hour drive from the centre of Dundee and 40 minutes from Aberdeen city centre.

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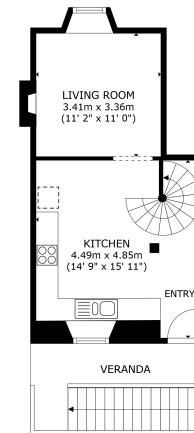
## FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £70,000
- Current Rental £525pm
- Current Yield 9.7%
- 56 sq m
- EPC Rating: E
- Unfurnished Let
- No Buyer Fees



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 34.2 m<sup>2</sup> (368 sq.ft.) FLOOR 2 22.4 m<sup>2</sup> (241 sq.ft.)  
 EXCLUDED AREAS : VERANDA 11.4 m<sup>2</sup> (122 sq.ft.) REDUCED HEADROOM 4.4 m<sup>2</sup> (47 sq.ft.)  
 TOTAL : 56.6 m<sup>2</sup> (609 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 34.2 m<sup>2</sup> (368 sq.ft.) FLOOR 2 22.4 m<sup>2</sup> (241 sq.ft.)  
 EXCLUDED AREAS : VERANDA 11.4 m<sup>2</sup> (122 sq.ft.) REDUCED HEADROOM 4.4 m<sup>2</sup> (47 sq.ft.)  
 TOTAL : 56.6 m<sup>2</sup> (609 sq.ft.)  
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### 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.