

A photograph of a row of three-story stone buildings on a street. The building in the foreground has a bright red door and a large window. The street is paved with cobblestones, and a dark car is parked in the foreground. The sky is overcast with grey clouds.

# Portolio

**16E ELMBANK ROAD**

Aberdeen, AB24 3PJ

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**Fixed Price £52,999**

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)



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Tenanted 1 bedroom buy-to-let investment located in Aberdeen. This top floor property is located north of the city centre and comprises an entrance hallway, living room, bedroom, kitchen and shower room with electric shower. The property benefits from having electric heating, double glazing, high ceilings, traditional cornice and being fully compliant for the rental market.

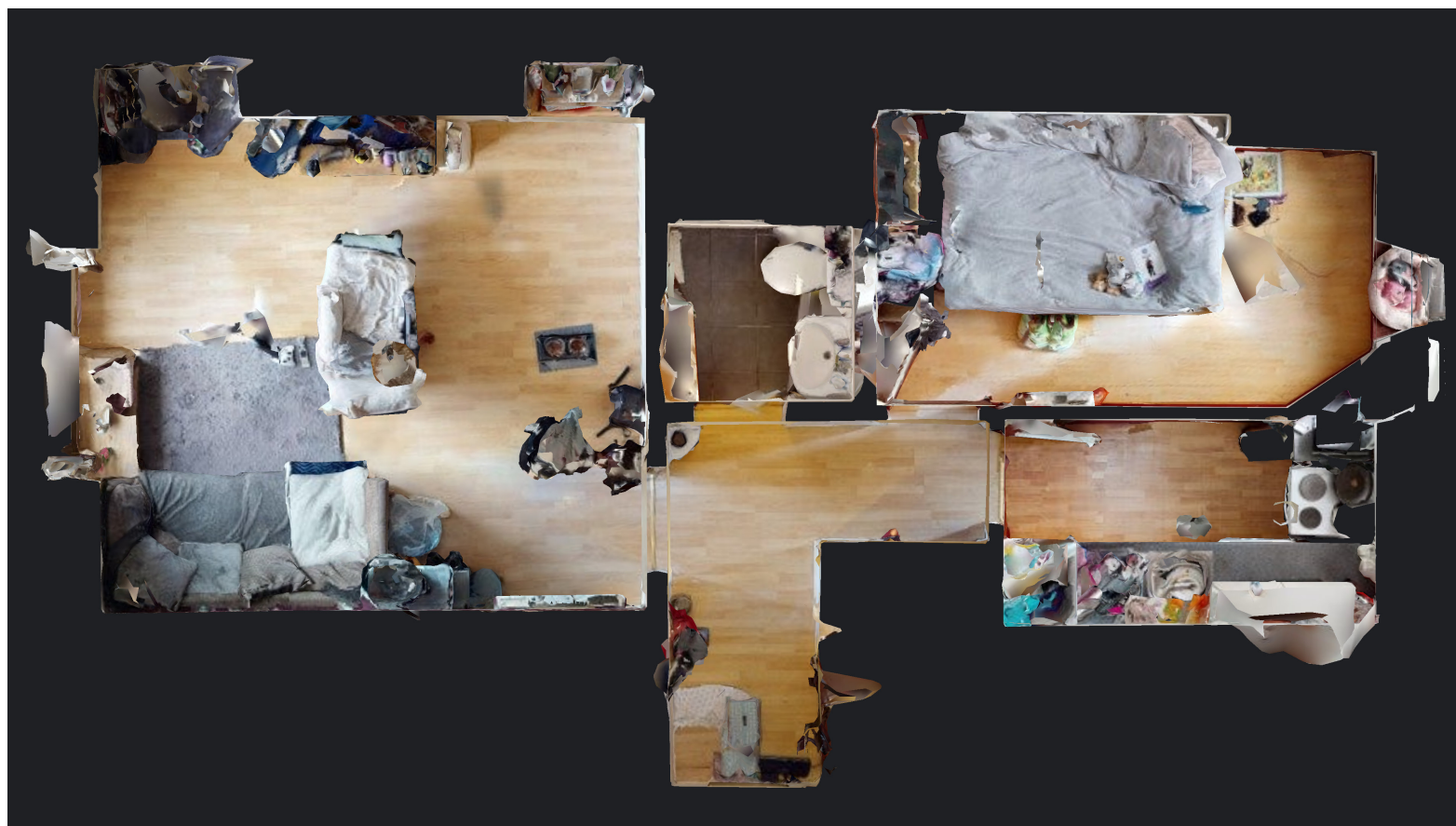
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the long-term tenant has been resident since July 2020 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £4,380. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £65K. The property is less than a 10 minute walk to the city centre and 25 minutes walk from the University of Aberdeen.

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## FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- Unfurnished 1 bedroom
- Home Report £65K
- 37 sq m
- Current Rent: £365pm
- Current Yield 8.3%
- Market Rent £395pm
- Market Yield 8.9%
- Price Includes Inventory Items and safety certificates



### 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.