

# Portolio



**140 NETHERGATE**

Dundee, DD1 4ED

**Fixed Price £175,000**

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Tenanted 3 bedroom HMO buy-to-let investment property in Dundee city centre. This main door ground floor property is located within a traditional tenement. The accommodation comprises a vestibule, hallway, double window living room with kitchen off, three double bedrooms, and bathroom. The property benefits from having double glazed sash & case windows, gas central heating, HMO licence, two cellars and a central location.

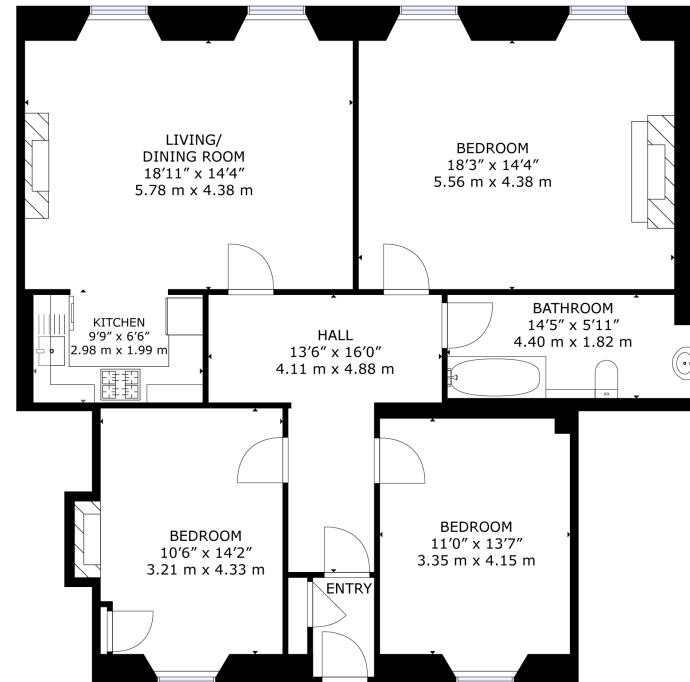
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since July 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £16,500 which represents an immediate yield of 9.4%. 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 for the world, whilst Dundee airport also offers flights to London City Airport.



## FEATURES

- Buy-to-let Investment
- Tenanted & HMO compliant
- 3 bedrooms
- Home Report £180,000
- Current rental £1375pm
- Current yield 9.4%
- EPC Rating C
- Furnished let
- 111 sq m
- No Buyer Fees



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 1270 sq.ft, 118 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### 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.