

A three-story stone building on a street corner. The building is made of light-colored stone blocks. It has several windows with white frames and some with white curtains. A satellite dish is mounted on the wall. Street signs for 'WELLINGTON ST' and 'VICTORIA R' are visible. The sky is blue with some clouds.

Portolio

1D WELLINGTON STREET

Dundee, DD1 2QA

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Fixed Price £139,995

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Tenanted 3 bedroom HMO compliant investment property within walking distance of Dundee City Centre. This buy-to-let apartment is located on the first floor and comprises a spacious hallway, living room, modern kitchen, three spacious bedrooms and a bathroom with shower. The property benefits from a central location and is therefore ideally placed for both Dundee University and Abertay University, has gas central heating, 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 August 2023 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £12,600 which represents an immediate yield of 9% and a potential yield at current market rental rates of 10.3%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £145K.

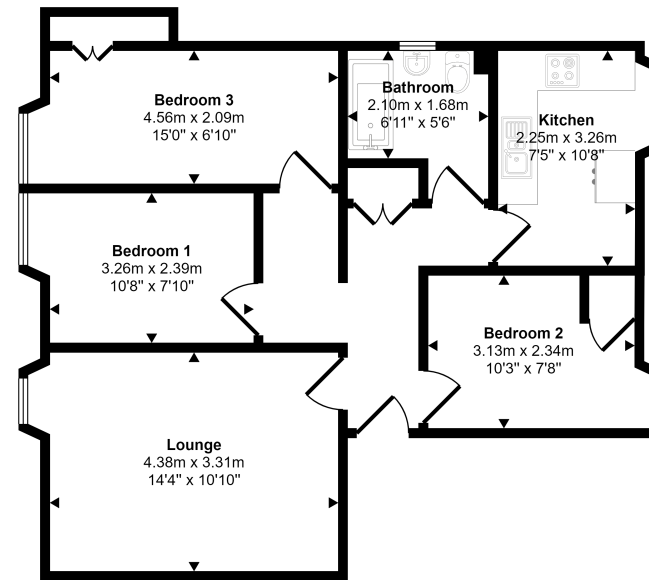
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully HMO Compliant
- 3 bedrooms
- Home Report : £145,000
- Current rental £1050pm
- Current Yield 9%
- Market Yield 10.3%
- EPC Rating: C
- 64 sq m
- No Buyer Fees
- City Centre location

Approx Gross Internal Area
64 sq m / 691 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.