



Portolio

2G FARMERS HALL

Aberdeen, AB25 1XF

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Fixed Price £59,995

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Tenanted one-bedroom top floor flat located within a traditional granite building just off Baker Street, in the heart of Aberdeen city centre. This buy-to-let investment comprises a welcoming entrance hallway leading to a bright and spacious lounge with dining area, a well-equipped kitchen fitted with modern beech-effect wall and floor units, a generous double bedroom with ample storage, and a three-piece bathroom suite with over-bath shower. The property benefits from gas central heating, double glazing, 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 current tenants have been resident since September 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,000. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £65K. There is no block factor.

Farmers Hall enjoys easy access to the city centre and is well served by local amenities, including cafés, shops, and public transport links. Union Street, Rosemount Place, and Westburn and Victoria Parks are all within walking distance, making this an attractive and convenient location for tenants.

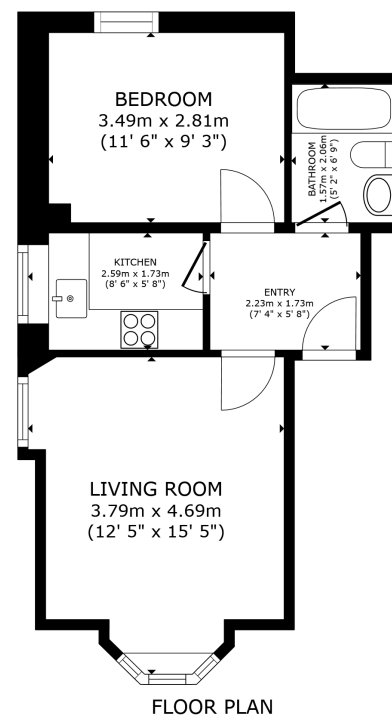
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £65,000
- Current rental £500pm
- Current yield 10%
- EPC Rating E
- Furnished Let
- 38 sq m



GROSS INTERNAL AREA
FLOOR PLAN 37.9 m² (408 sq.ft.)
TOTAL : 37.9 m² (408 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 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.