



Portolio

37 ROSLIN STREET

Aberdeen, AB24 5PE

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Fixed Price £50,995

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Tenanted first floor flat within a traditional granite tenement block of six, located just north of Aberdeen city centre. Built around 1900, this property offers character and convenience, making it an ideal opportunity for investors. The accommodation is 38 sq m and comprises an entrance hallway, living room, double bedroom, Kitchenette, Bathroom with WC. The property benefits from having gas-fired combination boiler providing heating and hot water, uPVC double glazed windows, fully compliant for the rental market, providing immediate rental income.

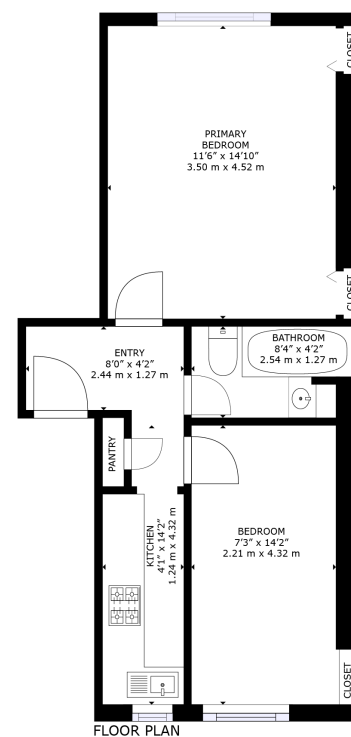
This buy-to-let investment is being sold with tenants in situ, ensuring rental income from day one. The tenants have been in residence since August 2022, generating an annual rental income of £5,700, offering an immediate yield of 7.3%. The market rental for a future tenancy is circa £550pm. The property is let unfurnished and sold as seen. The Home Report value is £55K.

The property is fully compliant with current rental standards and is being sold with the tenant in place, making it a ready-made buy-to-let investment. This area of Aberdeen remains popular with tenants due to its proximity to the city centre, local amenities, and excellent transport links.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £55K
- Current Rental £475pm
- Current Yield 11%
- EPC Rating C
- 38 sq m
- Furnished Let
- No Buyer Fees



GROSS INTERNAL AREA
FLOOR PLAN: 466 sq. ft. 43 m²
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.