



Portfolio

20 (1M) ST ANDREWS STREET

Dundee, DD1 2EX

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Fixed Price £68,995

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Located within a traditional building in the very centre of Dundee, this 1-bedroom first floor flat presents a fantastic opportunity for investors seeking a tenanted buy-to-let investment property in a high-demand rental area. Positioned within the Dundee Central Conservation Area, the building offers charm and historical context while providing city centre living. The accommodation comprises an entrance hallway, living room, fitted kitchen, double bedroom, and bathroom. Heating is provided via Dimplex electric storage heaters with hot water from an immersion tank, and the property benefits from double glazing throughout.

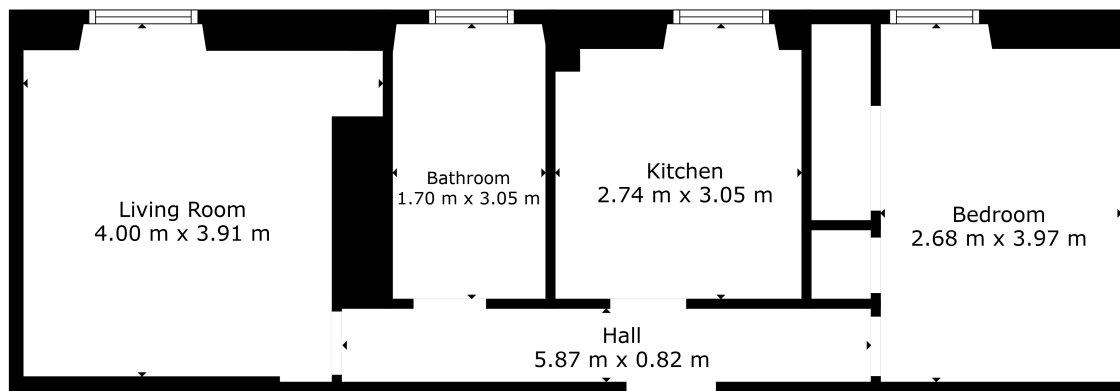
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since September 2024, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £5,460, which represents an immediate yield of 7.9%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £70K.

This flat enjoys a prime location within walking distance of Dundee's main shopping, dining, and transport hubs. It's ideally placed for access to the universities, bus and train stations, and the expanding waterfront development zone, making it a consistently popular area for renters.



FEATURES

- Tenanted & Fully Compliant
- Buy-to-let Investment
- Home Report £70K
- 1 Bedroom
- Current rental £455pm
- Current Yield 7.9%
- EPC Rating D
- Unfurnished Let
- 46 sq m
- No Buyer Fees



TOTAL: 48 m²
FLOOR 1: 48 m²
WALLS: 5 m²

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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.