

# Portolio



**351 (FLAT 2/2) CLEPINGTON ROAD**

Dundee, DD3 8AY



**Fixed Price £129,999**

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Tenanted 3 bedroom buy-to-let property investment in Dundee. This second floor property, located within a traditional tenement, is packed with lots of period features and enjoys views of The Law Hill. The accommodation comprises a hall, spacious bay window living room with fireplace and a beautiful cornice, 3 double bedrooms, internal kitchen and bathroom with electric shower. The property benefits from double glazing, gas central heating, well kept communal stairwell, and garden.

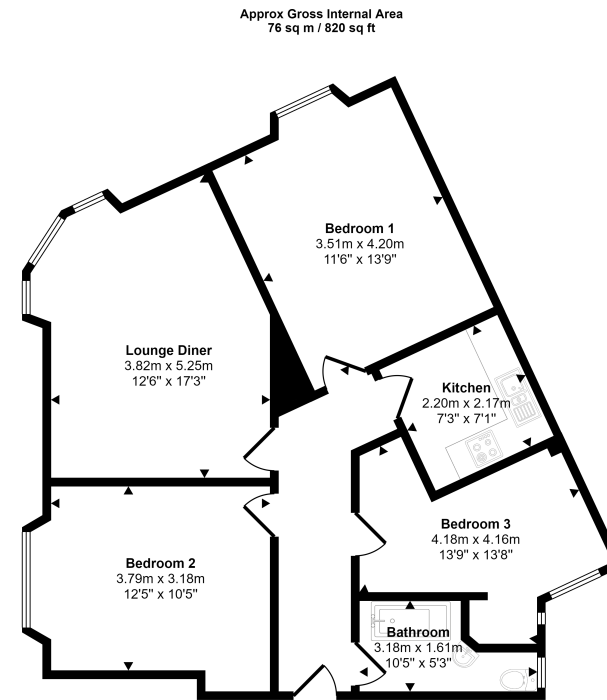
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since 2019 providing rental income on day 1 of purchase. The current tenancy generates an above-average annual rental income of £10,500 which represents an immediate yield of 8.1% and a potential yield at current market rental rates of 9.7%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £135K

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 3 Bedrooms
- Home Report £135K
- Current rental £875pm
- Current Yield 8.1%
- Market Yield 9.7%
- EPC Rating: C
- 93 sq m
- Furnished Let



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.