



Portolio

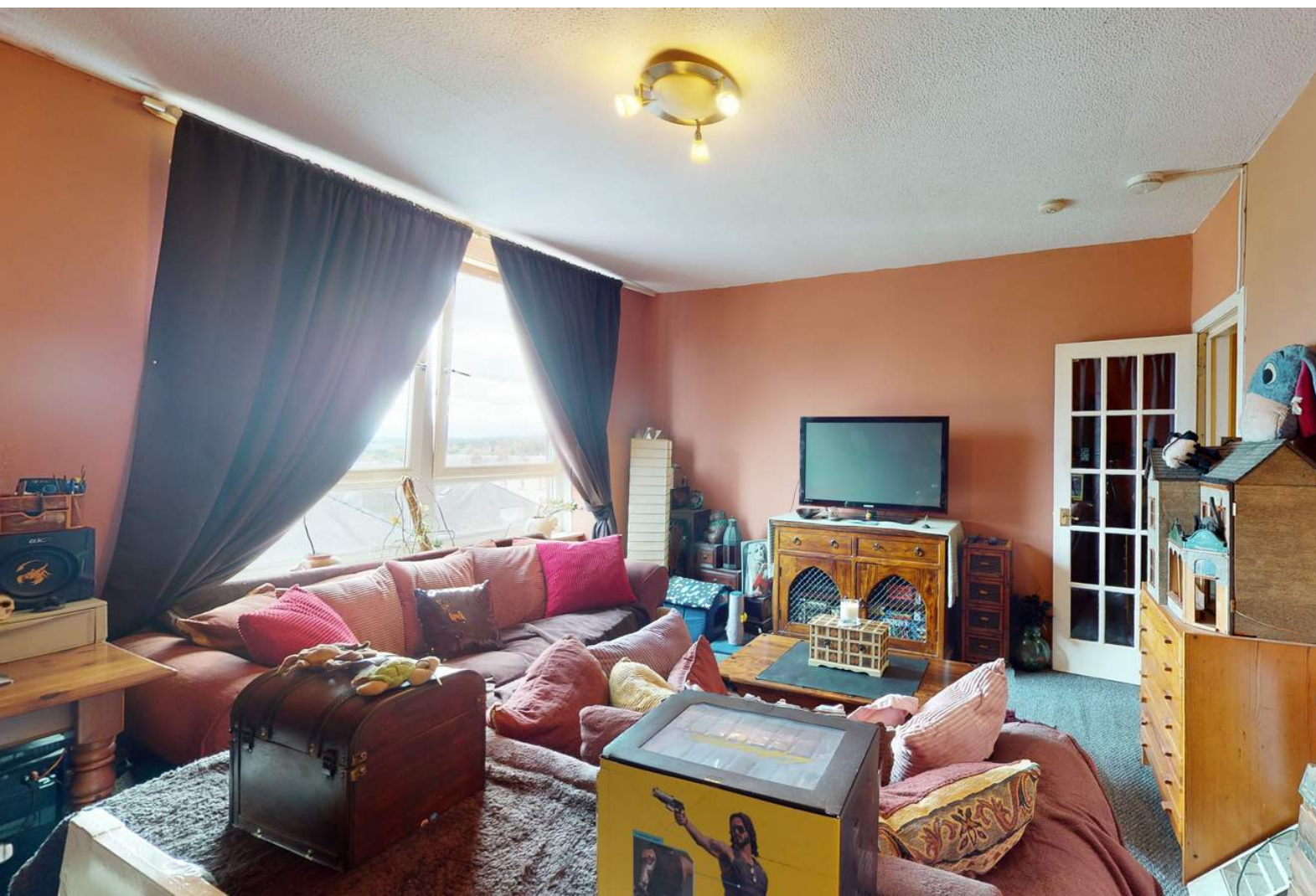
FLAT 3A, 16 LOONS ROAD

Dundee, DD3 6AN

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Offers in Region of £64,999

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This main-door duplex flat resides on the first and second floors of a traditional building. It enjoys a central location in the city of Dundee, close to regular bus services, amenities, schools, and the vast public greens of Lochee Park.

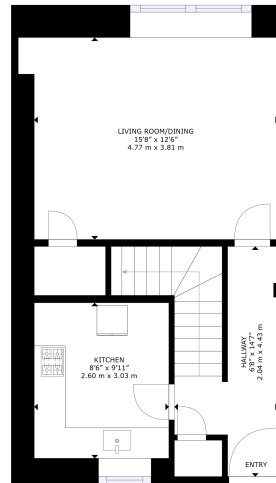
The bright and airy home offers a living/dining room, a kitchen, two double bedrooms, and a three-piece bathroom. Accessed via a shared stairwell and walkway, the flat's private front door opens into a hall with a built-in cupboard. The living and dining room is straight ahead, affording floorspace for comfortable lounge furniture, a home workstation, and a small table. It is well-presented and equipped with a cupboard for on-hand storage. In the kitchen, there is fitted cabinets at base and wall level accompanied by an L-shaped worktop. It is a good-size space and can accommodate further storage solutions. From the hall, a staircase leads to an upper landing which connects to the two double bedrooms. The principal bedroom has the larger footprint and built-in storage, whereas the second bedroom has a generous built-in wardrobe with additional storage set adjacent. The property is finished by a bright and fully-tiled bathroom, which has a washbasin, a toilet, and a bath with an overhead shower. Externally, residents have shared access to a well-kept garden with a communal drying green. On-street parking is available in the vicinity as well.

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FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £70K
- Current rental £450pm
- Current Yield 8.4%
- 73 sq m
- EPC Rating: D
- Unfurnished Let
- Price Includes Inventory Items & Safety Certificates

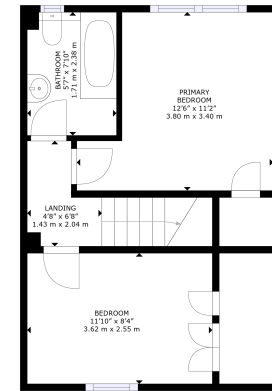


1ST FLOOR

1ST FLOOR: 491 sq. ft. (45 sq. m) 2ND FLOOR: 336 sq. ft. (31 sq. m)
 GROSS INTERNAL AREA: 827 sq. ft. (76 sq. m)
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



2ND FLOOR



1ST FLOOR: 491 sq. ft. (45 sq. m) 2ND FLOOR: 336 sq. ft. (31 sq. m)
 GROSS INTERNAL AREA: 827 sq. ft. (76 sq. m)
 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 floor plan 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.