

Portolio



FLAT 2/LEFT, 33A COMMERCIAL STREET

Dundee, DD1 3DG

.....

Fixed Price £204,995

0333 344 2855 | property@portolio.co.uk



.....

This property presents a rare opportunity to acquire a licensed 5-person HMO investment in a prime central Dundee location. Extending to approximately 138 sq m, this substantial second-floor flat offers spacious accommodation comprising hallway, living room, kitchen, five bedrooms, shower room, and a separate W.C. The property is heated via a gas-fired combination boiler. Windows to the front retain their traditional single-glazed sash and case style, while the rear benefits from modern timber double-glazed sash and case units, balancing character with improved efficiency. The property currently holds an EPC rating of Band D, with potential to improve to Band C, supporting long-term compliance and investment resilience. The scale, layout, and existing HMO licence make this a strong, ready-made income-producing asset in a highly sought-after rental location.

The property is currently tenanted and securing £21,000pa. The tenants have given notice and will be vacating the property on xxxxxx.

Dundee has firmly established itself as one of Scotland's most compelling buy-to-let markets, driven by two major universities, a growing life sciences and technology sector, and significant waterfront regeneration. The city continues to attract students and young professionals, creating consistent demand for well-located HMO accommodation. Commercial Street's

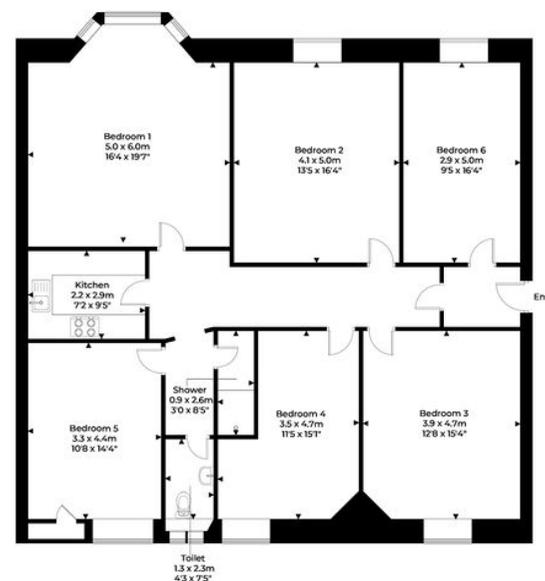
.....



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 5 Bedroom HMO
- Home Report £210K
- Current Rental £1750pm
- Yield 10%
- Furnished Let
- 138 sq m
- EPC Rating D
- No buyer fees

Flat 2/left, 33A Commercial Street, Dundee, DD1 3DG
 Approximate Gross Area
 150 sq m / 1615 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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.