



Portfolio

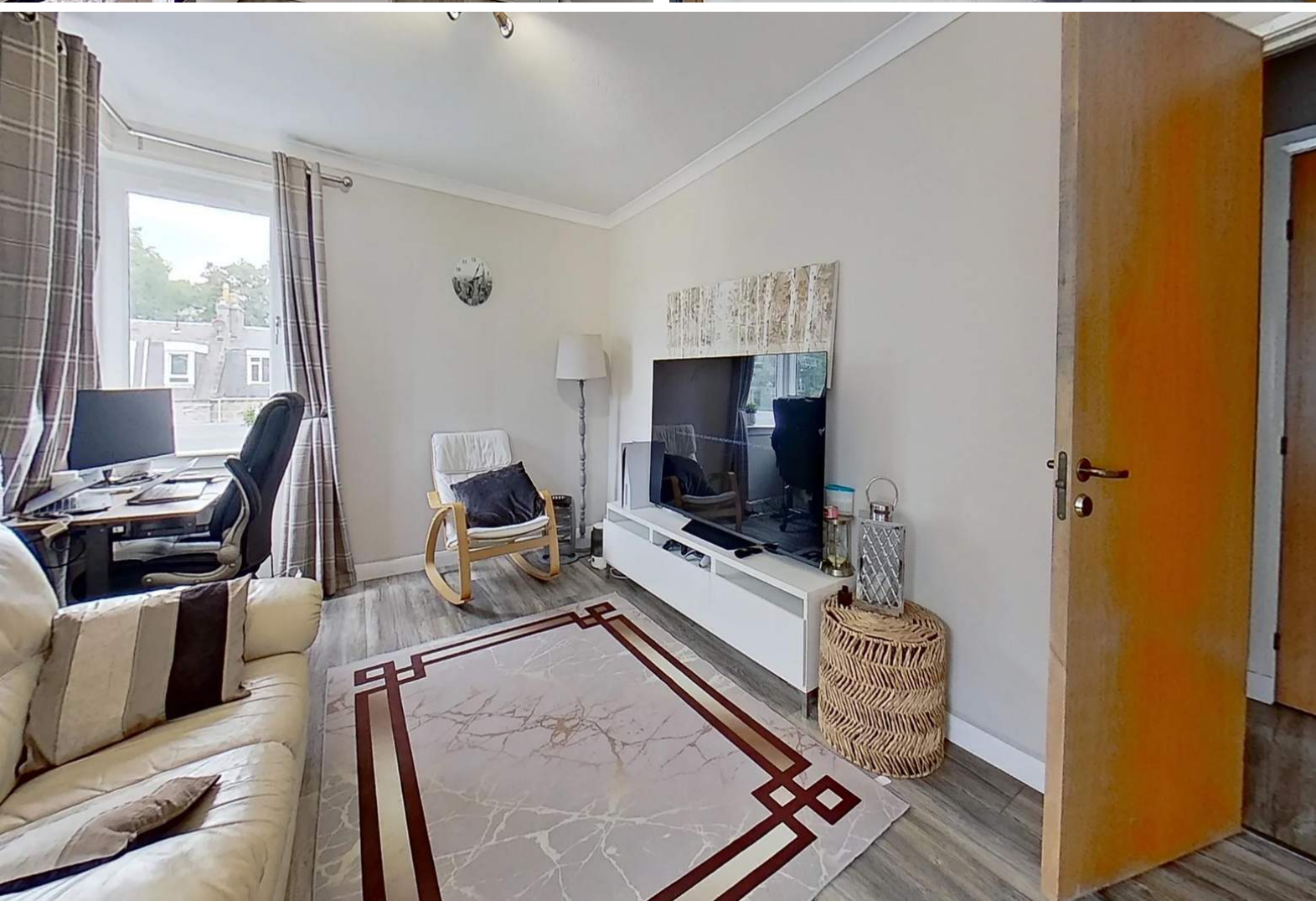
FLAT H, 1 ROSEBANK GARDENS

Aberdeen, AB11 6WH

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Fixed Price £104,995

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Tenanted two-bedroom second floor buy-to-let investment property, located in a quiet residential development in the ever-popular Ferryhill district, just south of Aberdeen city centre. This property represents a ready-made investment opportunity with tenants currently in situ. Accommodation (approx. 54 sq m) includes: entrance hallway with storage, spacious living room, fitted kitchen, two bedrooms, and modern bathroom with three-piece suite. The property benefits from having gas central heating (Worcester combination boiler), double glazing, secure communal entry and is fully compliant for the rental market.

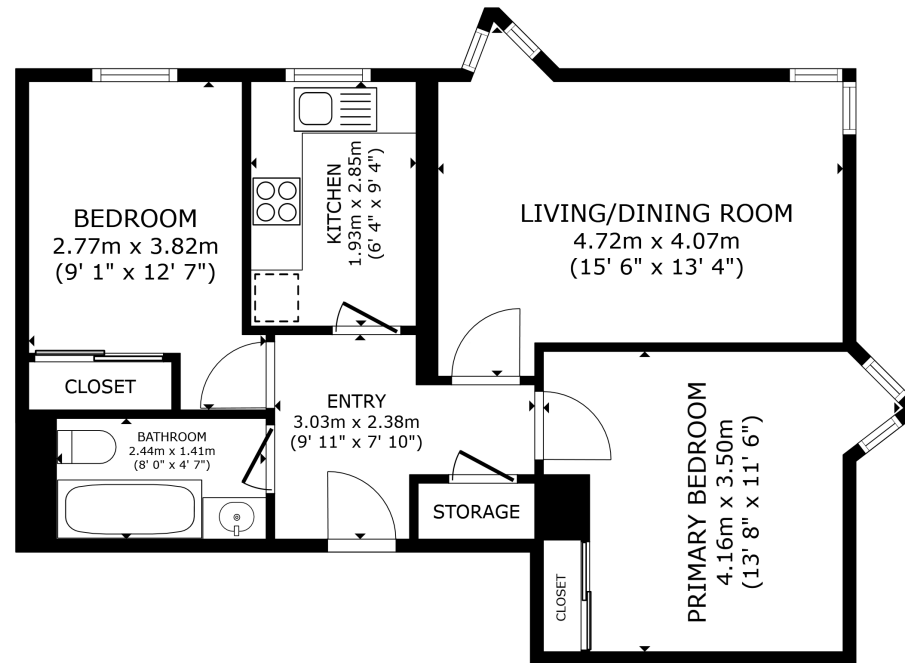
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since September 2024, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,300, which represents an immediate yield of 8.1%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £120K. The communal areas are managed by Grampian Housing for approximately £52 per month.

The flat is ideally situated in Ferryhill, a sought-after residential neighbourhood close to Aberdeen city centre, train station, and key transport links. The area is popular with both professionals and students due to its proximity to amenities, parks, and commuter routes.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Home Report £120K
- Current Rental £775pm
- Current Yield 8.9%
- Furnished Let
- EPC Band B
- 54 sq m



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 53.5 m² (577 sq.ft.)
TOTAL : 55.5 m² (597 sq.ft.)
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.