

# Portolio



LOUNGE

**THE DOG SPA & PET BOUTIQUE**  
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**REAL**  
HAIR & BEAUTY

**DUNDEE DRUM ACADEMY**  
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## 87 STRATHMARTINE ROAD

Dundee, DD3 7RY

### Fixed Price £85,000

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)



Tenanted 3 bedroom buy-to-let investment property in Dundee with a current yield of 12%. This HMO compliant 2nd floor property is located in the Hilltown area of Dundee just north of the city centre. The accommodation comprises an entrance hallway, open plan lounge/kitchen, three bedrooms, and a bathroom. The property benefits from gas central heating, double glazing, and having an HMO licence.

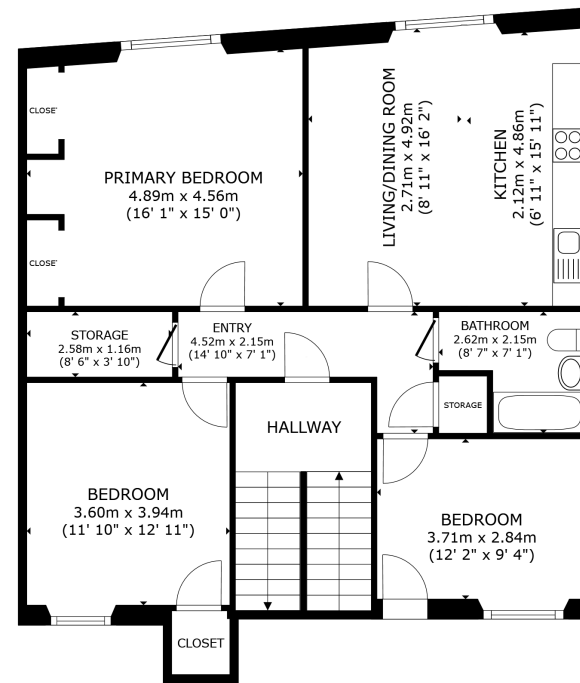
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since August 2024 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £10,500 representing an immediate yield of 12%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £80K.

Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure facilities are also on offer. Largely walkable, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, while Dundee airport also offers flights to London City Airport.



## FEATURES

- Buy-to-let Investment
- Tenanted & Fully HMO Compliant
- 3 Bedrooms
- Home Report £80,000
- Current Rental £875pm
- Current Yield 12%
- EPC Rating: C
- 90 sq m
- No Buyer Fees
- Furnished Let



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 100.3 m<sup>2</sup> (1,080 sq.ft.)  
 TOTAL : 100.3 m<sup>2</sup> (1,080 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 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.