



Portfolio

FLAT G, 50 ROSEANGLE

Dundee, DD1 4NB

.....

Fixed Price £140,000

0333 344 2855 | property@portolio.co.uk



Tenanted 2 bedroom buy-to-let investment property located in central Dundee only a 10 minute walk to Dundee University. This property is located within a traditional tenement with the accommodation split over the ground and lower ground floors. The property comprises on the ground floor of an entrance hall, a bright open plan living room/kitchen, and a double bedroom. The lower ground floor has a bathroom, storage room, and double bedroom. The property benefits from having gas central heating, modern kitchen, and bein fully compliant for the rental market.

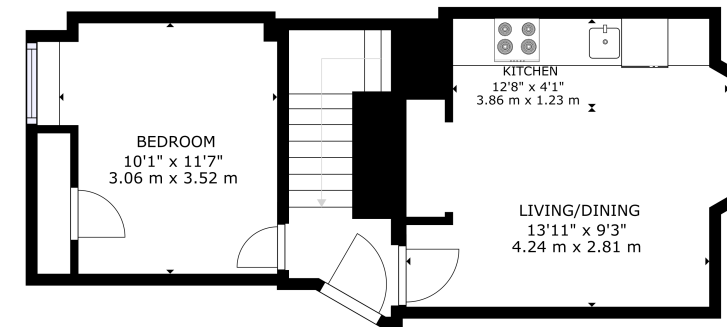
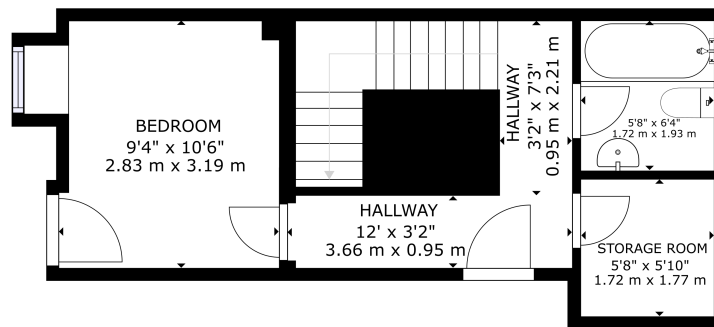
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the tenant has been resident since July 2024 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £11,400 which represents an immediate yield of 8.4%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £140K.

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, whilst Dundee airport also offers flights to



FEATURES

- Buy-to-let Investment
- Tenanted & fully compliant
- Home Report £140K
- 2 Bedrooms
- Current rental £950pm
- Current yield 8.4%
- EPC Rating C
- 64 sq m
- Fully Furnished Let
- No Buyer Fees



Matterport

Matterport

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.