



Portolio

FLAT E, 10 CRAIG PLACE

Aberdeen, AB11 9AH

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Fixed Price £54,995

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Situated on the second floor of a traditional tenement, this one-bedroom flat offers a fantastic investment opportunity in the popular Torry area, just east of Aberdeen city centre. The property is being sold with tenants in situ, providing immediate rental income for prospective buyers. Spanning approximately 41m², the accommodation comprises a hallway, a living room, kitchen, a generously sized double bedroom, and an internal three-piece shower room suite. The property benefits from modern UPVC double glazing throughout, as well as electric storage and panel heaters. Hot water is supplied via a hot water tank system.

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 February 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,000. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £60K.

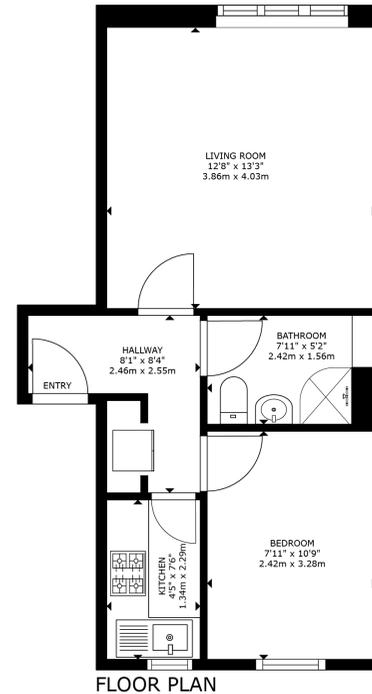
Torry is a well-established residential area with excellent access to local amenities, public transport links, and the city centre, making it a popular choice for tenants working or studying in Aberdeen. This is an ideal hands-off investment opportunity for landlords seeking a well-maintained property with a proven rental history.

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FEATURES

- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £60K
- Current Rental £500pm
- Current Yield 10%
- EPC Rating: E
- 41 sq m
- Furnished Let
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 398 sq. ft. 36 m²
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.