

Portolio



235 HILTON DRIVE

Aberdeen, AB24 4NB

Fixed Price £83,000

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A superb opportunity to acquire a 2-bedroom tenanted buy-to-let investment property in the well-connected Woodside area of Aberdeen. Finished to a high standard throughout, this well-maintained property offers strong rental demand and an immediate income stream. The accommodation comprises a spacious lounge with room for dining, modern kitchen, two generous double bedrooms, and a contemporary shower room. The property benefits from having gas central heating, double glazing, and private garden to the rear.

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 2025, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £8,400, which represents an immediate yield of 10%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £85K.

Set on Hilton Drive, a main route into the city, this location provides easy access across Aberdeen by road or public transport. The area is well-served by shops and amenities and offers strong appeal for tenants working or studying nearby. Particularly convenient for Aberdeen Royal Infirmary, University of Aberdeen, and the city centre.

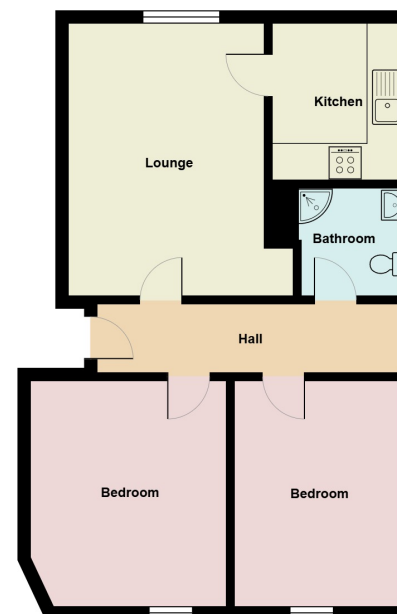
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 2 Bedrooms
- Current rental £700pm
- Current Yield 10%
- Home Report £85,000
- EPC Rating C
- Unfurnished Let
- 61 sq m
- No Buyer Fees



235 Hilton Drive



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.