

Portfolio



# 20 (1FR) WHITEHALL STREET

Dundee, DD1 4AF



**Fixed Price £189,995**

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3 bedroom HMO compliant property located in the heart of Dundee City Centre. This spacious 1st floor property is located within a b-listed building. The accommodation comprises a hallway, a large bay window living room with a traditional cornice and panelled ceiling, modern kitchen, 3 double bedrooms, the main bedroom has a room just off which could be a study or walk-in wardrobe, and a bathroom with shower. The property benefits from a central location and is therefore ideally placed for both Dundee University and Abertay University, has been fully modernised and has gas central heating, and is fully compliant for the rental market

The property is fully compliant and will generate £1500pm which represents a yield of 9.5%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £195K.

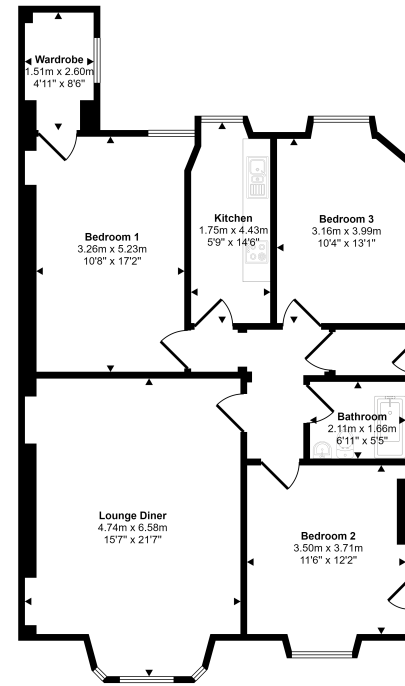
Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a 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 Property
- Tenanted & Fully Compliant
- 3 Bedroom HMO
- Home Report £195,000
- Market Rental £1500pm
- Yield 9.5%
- No Buyer Fees
- EPC Rating: C
- 99 sq m
- Furnished Let

Approx Gross Internal Area  
102 sq m / 1094 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

## 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.