

Portolio



FLAT 1/2, 94 COMMERCIAL STREET

Dundee, DD1 2AJ

Fixed Price £169,995

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Located in the heart of Dundee City Centre, this substantial first-floor flat presents an excellent opportunity to acquire a high-yielding HMO buy-to-let investment with tenants already in place. The property extends to approximately 94 sq m and comprises an entrance hallway, open-plan lounge/kitchen, four bedrooms, a bathroom with WC, and a separate shower room with WC. Built circa 1871, the property retains traditional character with timber sash and case windows, while benefiting from gas central heating. The current EPC rating is Band C.

The property is HMO compliant and is being sold with the tenants in situ, who have been in residence since February 2026, currently paying £1,700 per calendar month. The Home Report value is £170,000, making this a particularly attractive opportunity for investors seeking strong rental income from a well-located, fully operational asset.

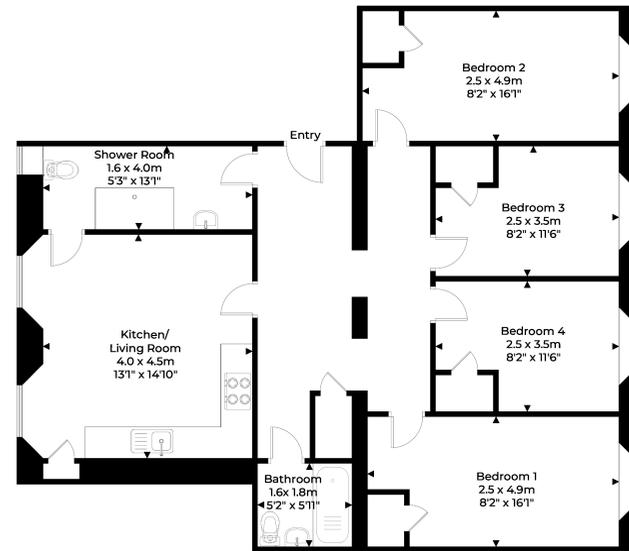
Dundee continues to establish itself as one of Scotland's most appealing buy-to-let markets, offering a compelling combination of affordable purchase prices and strong rental yields. The city's two universities and growing population of students and young professionals create consistent demand for well-located HMO properties, particularly in central locations such as Commercial Street. Ongoing regeneration of the waterfront, combined with a thriving digital, creative, and life sciences sector, continues to drive inward investment and support long-term growth. With high demand for quality rental accommodation and comparatively low entry prices, Dundee offers investors an excellent opportunity to secure strong, sustainable returns and future capital appreciation.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 4 bedroom HMO
- Current Rental £1700pm
- Home Report £170,000
- Current yield 12.2%
- EPC Rating C
- Furnished Let
- 92 sq m
- No buyer fees

Flat 1/2, 94, Commercial Street Dundee DD1 2AJ
 Approximate Gross Area
 94 sq m / 1012 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



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.