



Portfolio

44E WALKER ROAD

Aberdeen, AB11 8BL

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Fixed Price £59,000

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An excellent buy-to-let investment opportunity in the popular Torry district, just east of Aberdeen City Centre. This second floor flat is located within a traditional four-storey tenement dating back to circa 1900 and comprises approximately 45 sq m of accommodation. Torry remains a popular area for tenants due to its proximity to Aberdeen City Centre, the harbour, and local amenities, offering consistent rental demand. Accommodation comprises an entrance hallway, living room, kitchen, double bedroom, shower room with three-piece suite. The property benefits from having uPVC double glazed windows, electric heating, hot water supplied by tank system, and being fully compliant for the rental market.

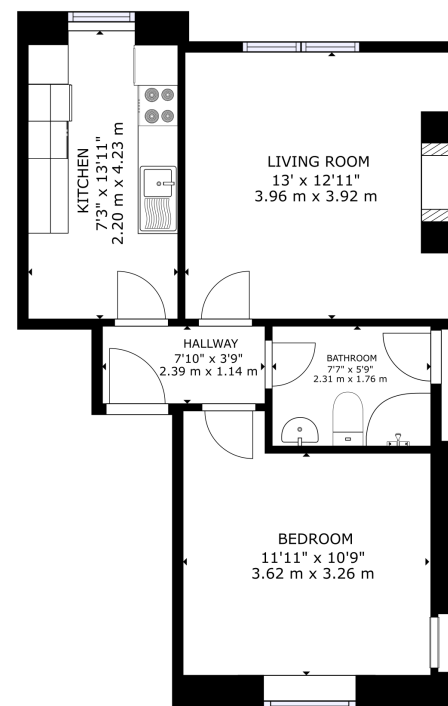
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since 2023, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,600 (rental increase from 28th Oct 2025), which represents an immediate yield of 12%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £63K.

Torry is one of Aberdeen's up-and-coming rental areas, offering strong tenant demand thanks to its close proximity to the city centre, harbour developments, and local amenities. With ongoing investment in Aberdeen's infrastructure and economy, Torry presents attractive long-term potential for buy-to-let landlords seeking reliable returns.

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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £63,000
- Rental £550pm
- Current Yield 12%
- EPC Rating D
- 45 sq m
- Furnished Let



GROSS INTERNAL AREA
FLOOR 1: 523 sq ft, 48.61 m²
TOTAL: 523 sq ft, 48.61 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 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.

