



Portfolio

3/L, 15 MORGAN STREET

Dundee, DD4 6QD

.....

Fixed Price £49,995

0333 344 2855 | property@portolio.co.uk



.....

An excellent opportunity to acquire a tenanted 1-bedroom flat in the popular Stobswell area of Dundee. Situated on the top floor of a traditional mid-terraced tenement building, this well-proportioned flat extends to 39 sq m and is being sold with the tenants in situ, providing immediate rental income from day one. The accommodation comprises: entrance hallway, living room, fitted kitchen, bathroom, and a spacious double bedroom. The property benefits from uPVC double glazed windows with timber surrounds, and heating is provided by a gas-fired combination boiler. The EPC Rating is C, and the property is 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 2024, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £5,400 which represents an immediate yield of 10.8%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £50K.

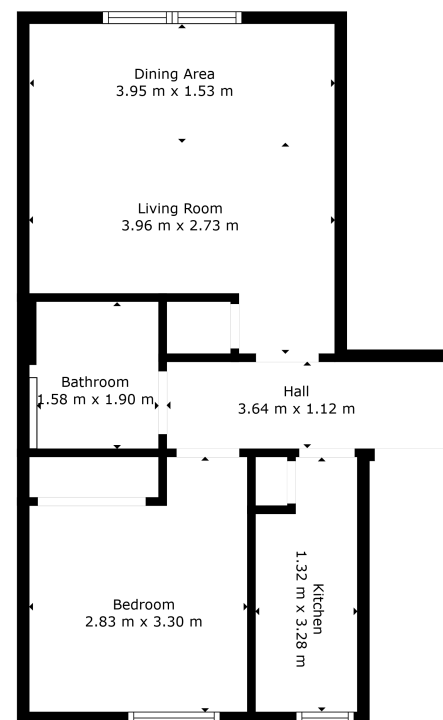
Dundee has become one of Scotland's most exciting buy-to-let markets, offering a combination of affordability, strong rental demand, and excellent long-term growth potential. This property represents a strong addition to any buy-to-let portfolio, with tenant demand in the area supported by its close proximity to Dundee city centre, universities, and excellent local amenities.

.....



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedrooms
- Home Report £50,000
- Current Rental £450pm
- Current Yield 10.8%
- EPC Rating C
- 39 sq m
- No Buyer Fees



TOTAL: 38 m²
FLOOR 1: 38 m²

© Estatelenz 2025 - Not To Scale. For Illustration Purposes Only. All Measurements, Including Total Area, Are In M². Approximated, And Should Be Independently Verified. □ www.estatelenz.com | □ info@estatelenz.com

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.