

Portolio



26 SCHOOL TERRACE

Aberdeen, AB24 1TW

Fixed Price £65,000

0333 344 2855 | property@portolio.co.uk



.....

Tenanted one bed buy-to-let investment property located only a few minutes walk from Aberdeen University. This is a ready-made buy-to-let investment, in good order throughout with a stylish finish. It offers immediate rental income with a tenant in situ. Positioned on the first floor of a detached two-storey block containing four flats, it shares a well-kept communal hallway with one other flat only. The property is 48 sq m and was built circa 1930. The accommodation comprises: entrance hallway, bright living room with adjoining fitted kitchen, double bedroom, and shower room. The property benefits from a new kitchen & bathroom (2024), gas central heating, uPVC double glazed windows, and access to a shared drying area. It also includes an exclusive section of rear garden.

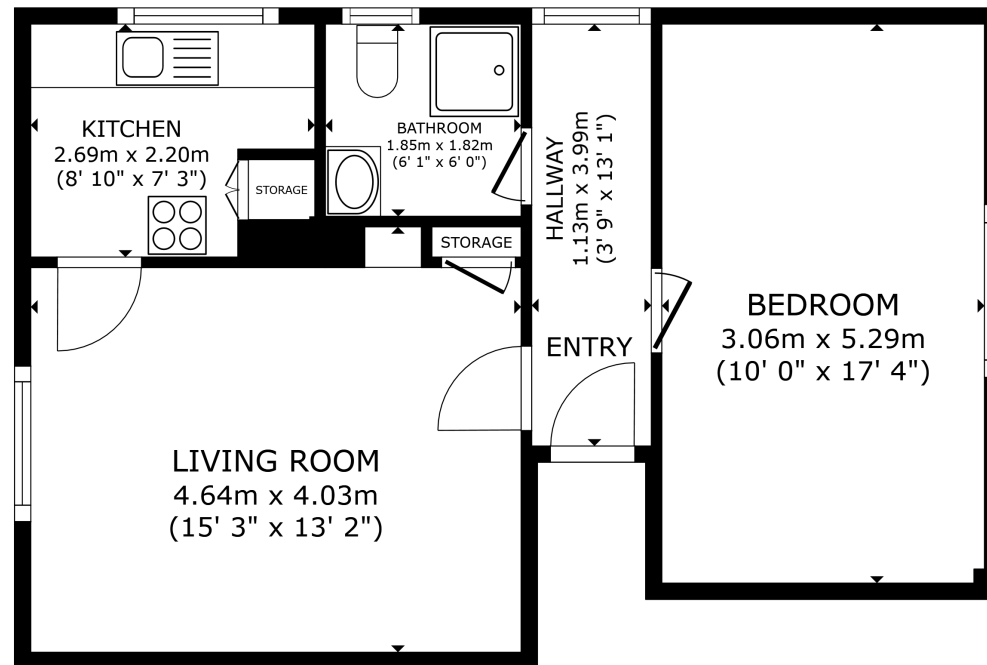
The property is being sold with the tenant in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since November 2024, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,900, which represents an immediate yield of 10.6%. The Home Report value is £75K, and the sale price includes all the inventory items.

The Linkfield area is well served by public transport and amenities, with close proximity to the University of Aberdeen, Aberdeen Sports Village, and local shops. There is consistent demand from the University of Aberdeen, and this area offers low void periods. Properties tend to let quickly here, especially one- and two-bedroom flats which are finished to this standard.

.....

FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 bedroom
- Home Report £75,000
- Current Rental £575pm
- Current Yield 10.6%
- Furnished Let
- EPC Rating C
- 48 sq m
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 49.1 m² (528 sq.ft.)
TOTAL : 49.1 m² (528 sq.ft.)
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.