

Portolio



36 URQUHART ROAD

Aberdeen, AB24 5LT

Fixed Price £47,995

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Located in the north-east of Aberdeen city centre, this one-bedroom ground floor flat offers an excellent opportunity to purchase a ready-made buy-to-let investment with tenants already in situ. Set within a traditional three-storey end-terraced tenement (circa 1900) containing six flats in total, the property extends to approximately 35 sq m and comprises: entrance hall, living room, kitchenette, double bedroom, and shower room. The property benefits from modern upgrades, including a gas-fired Worcester condensing combi boiler and uPVC double-glazed windows, ensuring energy efficiency and tenant comfort. The property is also fully compliant for the rental market.

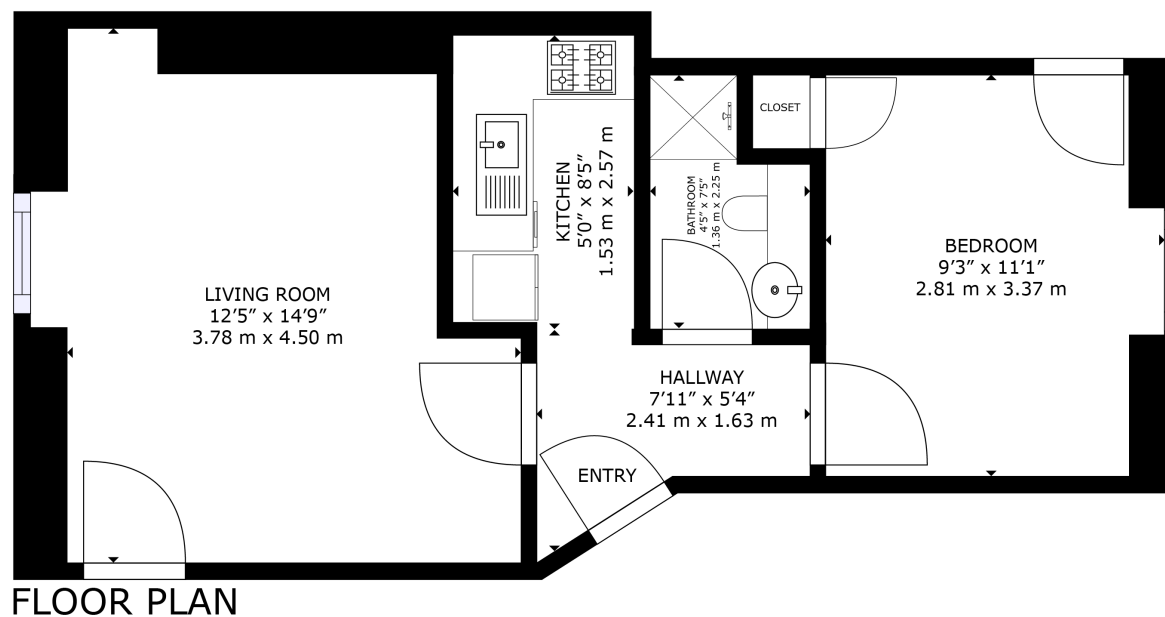
The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since 2020, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £4,929.48, which represents an immediate yield of 10.3%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £55K.

The property is located within the Woodside area of Aberdeen, which has long been a popular rental location thanks to its close proximity to Aberdeen University, Aberdeen Royal Infirmary, and the city centre. Situated just a short distance from Aberdeen city centre, the property benefits from excellent transport links, local amenities, and proximity to major employment hubs, making it a consistently attractive rental location.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Home Report £55,000
- 1 bedroom
- Current rental £410.79pm
- Current Yield 10.3%
- 35 sq m
- EPC Rating C
- Furnished Let



GROSS INTERNAL AREA
FLOOR PLAN: 380 sq. ft. 35 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.