



# Portolio

**3/R, 22 MORGAN STREET**

Dundee, DD4 6QF

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**Fixed Price £52,995**

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Tenanted 1 bed buy-to-let investment property in Dundee. This third floor property comprises an entrance hallway, lounge, kitchen, bedroom and bathroom. The property benefits from having electric heating, being compliant for the rental market, and being within a short walk of Dundee city centre.

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 July 2019 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%. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £55K.

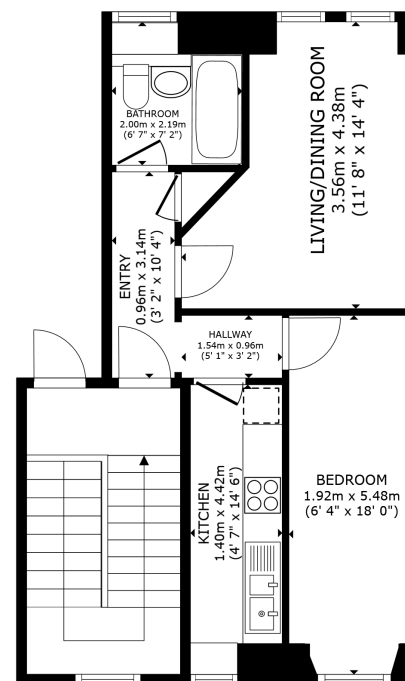
Scotland's fourth largest and notably sunniest city, Dundee lies on the east coast, on the Firth of Tay estuary, and was recently voted by the Sunday Times as one of the top twelve places to live in Britain. A historic port and now a UNESCO City of Design, Dundee is brimming with culture; boasting a regenerated waterfront with two nautical museums (RRS Discovery, Captain Scott's Antarctic expedition ship, and the 19th-century warship, HM Frigate Unicorn) and the architectural triumph of the newly opened V & A Dundee, Scotland's first design museum. Further museums, arts centres and theatres can be found across the city, along with a vibrant array of bars and restaurants. A wildlife centre, cinemas and excellent sports and leisure

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## FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Home Report : £55,000
- 1 Bedroom
- Current Rental £450pm
- Current Yield 10%
- Unfurnished Let
- 37 sq m
- EPC Rating: E
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 39.9 m<sup>2</sup> (430 sq.ft.)  
 EXCLUDED AREAS : VERANDAH 10.3 m<sup>2</sup> (110 sq.ft.)  
 TOTAL : 39.9 m<sup>2</sup> (430 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.