

# Portolio



## 63B CHARLOTTE STREET

Aberdeen, AB25 1LU

**Fixed Price £46,995**

0333 344 2855 | [property@portolio.co.uk](mailto:property@portolio.co.uk)



.....

Tenanted 1 bedroom buy-to-let investment property in Aberdeen City Centre. This first floor property is located within a traditional tenement with the accommodation comprising an entrance hallway, living room with kitchen off, bedroom, and shower room with W.C. The property benefits from having gas central heating, double glazing 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 a resident since September 2024 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £6,900. The property is sold as seen and the sale price includes all the inventory items. The Home Report value is £50K.

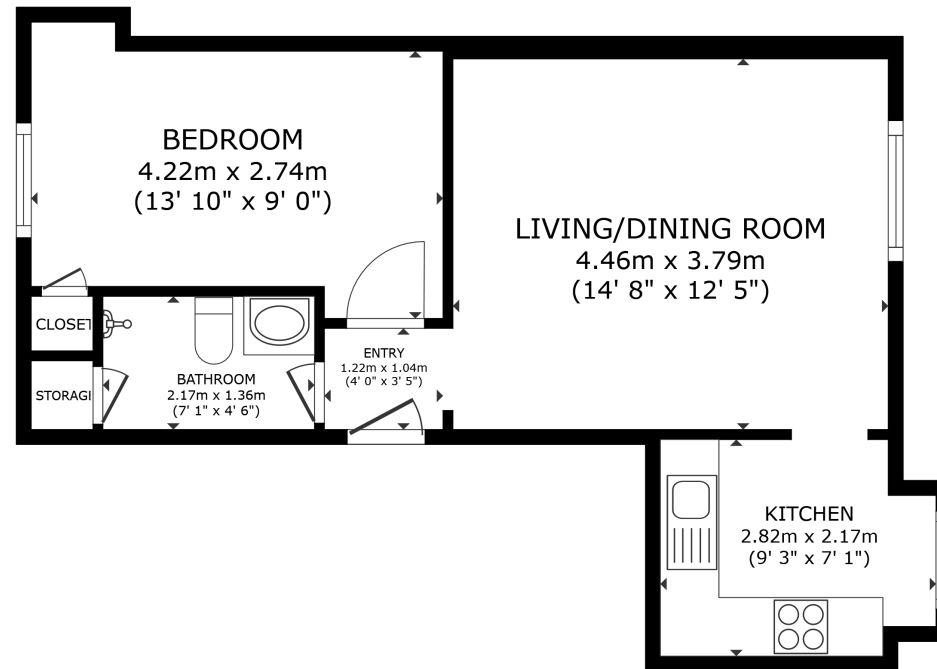
Aberdeen is a city in North East Scotland and is the third most populous Scottish city with a population of circa 200,000. The property is located within a few minutes walk of the main shopping areas and provides easy access to Aberdeen University, and Aberdeen Royal Infirmary.

.....



## FEATURES

- Buy-to-Let Investment Property
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £50,000
- Current Rental £575pm
- Current Yield 14.7%
- Furnished Let
- EPC Rating: C
- 40 sq m
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 40.0 m<sup>2</sup> (430 sq.ft.)  
TOTAL : 40.0 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.