

Portolio



3 GL PITFOUR STREET

Dundee, DD2 2NT

Fixed Price £79,995

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Tenanted 2 bedroom buy-to-let investment property offers a fantastic opportunity for investors. Located on the ground floor of a traditional tenement, the accommodation comprises an entrance hall, a living room, a fitted kitchen, a bathroom, and two bedrooms. The property benefits from having gas central heating with a new boiler installed in 2023, double glazing, and full compliance with current rental standards, ensuring peace of mind for investors seeking a hassle-free addition to their portfolio.

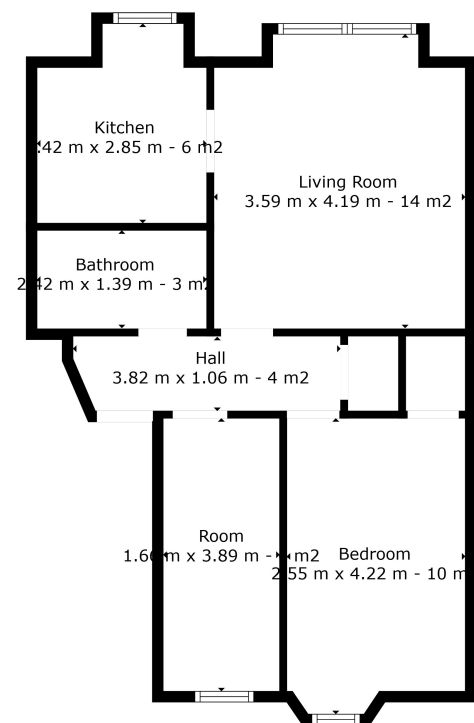
This buy-to-let investment is being sold with tenants in situ, ensuring rental income from day one. The tenant has been in residence since June 2024, generating an annual rental income of £8,040, offering an immediate yield of 10%. The property is let unfurnished and sold as seen. The HomeReport value is £85K.

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 facilities are also on offer. Largely walk-able, Dundee provides a delightful and convenient shopping experience, hosting a wide selection of high-street retail outlets, shopping centres (one with a large public library) and supermarkets. The city provides education at all levels, with private and state institutions and one of the UK's leading universities. Major road and rail links connect Dundee to the rest of Scotland and further afield, while Dundee Airport also offers flights to London City Airport.



FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- Home Report £85,000
- Current Rental £670pm
- Current Yield 10%
- EPC Rating C
- 58 sq m
- Unfurnished Let
- No Buyer Fees



TOTAL: 49 m²
FLOOR 1: 49 m²
Floorplan Created By EstateLenz@2025

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.